



City of Troy

**AGENDA, TROY CITY COUNCIL**  
**MONDAY, SEPTEMBER 19, 2016, 7:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Excuse Mr. Phillips

excuses by motion/second/roll call vote

**SUMMARY OF MINUTES**

September 6, 2016 Meeting

motion/second/roll call vote

**COMMITTEE REPORTS**

**RESOLUTIONS**

R-40-2016	Accepting tax levies certified by the Miami County Budget Commission	EMERGENCY	1 <sup>st</sup> Reading
R-41-2016	SBD Loan to Integrity Services AES, LLC, dba ReU Smoothie+Juice Bar	EMERGENCY	1 <sup>st</sup> Reading
R-42-2016	ODOT Consent, Bridge Inspection Program	EMERGENCY	1 <sup>st</sup> Reading

**ORDINANCES**

O-42-2016	Rezone Inlot 7504 from M-2, Light Industrial District, to B-2, General Business District, address of 2569 W. Main Street		3 <sup>rd</sup> Reading
O-43-2016	Rezone part of IL 9891, 19.821 acres of Halifax Subd. from R-1, Single Family Residential District and A-R, Agriculture-Residential District to the single zoning of R-1, Single Family Residential District		3 <sup>rd</sup> Reading
O-46-2016	Mortgage Release, T&M Troy Properties	EMERGENCY	1 <sup>st</sup> Reading
O-47-2016	Accepting Final Plat Stonebridge Meadows PD Section Four & dedication of Right-of-Way		1 <sup>st</sup> Reading

**COMMUNICATIONS/ANNOUNCEMENTS**

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

**ADJOURN**

NOTE: Committee meetings may take place prior to or following Council meeting

**CITY OF TROY MISSION STATEMENT:**

*Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.*

# DISPOSITION OF ORDINANCES AND RESOLUTIONS

**Date of Meeting: Sept. 19, 2016**

## **Troy City Council Meeting**

DESCRIPTION	RESOLUTION NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
Acceptance of tax levies	R-40-2016						
SBD Loan Integrity Services AES, LLC	R-41-2016						
ODOT Consent Bridge Insp. Program	R-42-2016						
	<b>ORDINANCE NO.</b>						
Rezone 2569 W. Main St.	O-42-2016	8/15/2016	9/6/2016		9/6/2016		
Rezone part of Halifax Development	O-43-2016	8/15/2016	9/6/2016		9/6/2016		
Mortgage release, T&M Troy Properties	O-46-2016						
Stonebridge Meadows Sect. 4 PD	O-47-2016						

## MINUTES OF COUNCIL

A regular session of Troy City Council was held Tuesday, September 6, 2016, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Oda, Phillips, Schweser, Snee, Tremblay and Twiss.  
Upon motion of Mr. Kendall, seconded by Mr. Tremblay, Mr. Terwilliger was excused from this meeting by unanimous roll call vote.

Presiding Officer:	Martha A. Baker	President of Council
Others Present:	Michael L. Beamish	Mayor
	John Frigge	Auditor
	Patrick E. J. Titterington	Director of Public Service and Safety
	Grant D. Kerber	Director of Law

INVOCATION: The meeting began with an invocation given by Mr. Tremblay, followed by the Pledge of Allegiance.

PRESENTATIONS: Joseph L. Braden of the Office of the Auditor of the State of Ohio presented the City Auditor with the *Auditor of State Award with Distinction* for excellence in financial reporting.  
Mayor Beamish read a proclamation proclaiming September as Feed Ohio Month, and presented the proclamation to Ethan Gale and Richard Steineman.

PUBLIC HEARINGS: At 7:07 p.m. Mrs. Baker declared open a public hearing on O-42-2016, rezone Inlot 7504 from M-2, Light Industrial District, to B-2, General Business District, and the address of 2569 W. Main Street. There were no comments in this regard and at 7:08 p.m., Mrs. Baker declared this public hearing closed.

At 7:08 p.m., Mrs. Baker declared open a public hearing on O-43-2016, rezone part of IL 9891, 19.821 acres of Halifax Subd. from R-1, Single Family Residential District and A-R, Agriculture-Residential District to the single zoning of R-1, Single Family Residential District. There were no comments in this regard and at 7:09 p.m., Mrs. Baker declared this public hearing closed.

MINUTES: The Clerk gave a summary of the minutes of the August 15, 2016 meeting of Troy City Council. A typo was corrected on the third page. A motion was made by Mr. Kendall seconded by Mr. Phillips, to approve these minutes. Motion passed by unanimous roll call vote.

### COMMITTEE REPORTS:

Community & Economic Development Committee: Mr. Twiss, Chairman, reported that an annexation of 55.800 acres from Concord Township located east and north of Lytle Road, known as the First Troy Corp. Annexation, was filed under the expedited process and Committee recommends legislation be prepared to address what services the municipal corporation would provide to any parcel within the City including that proposed for annexation, a statement of buffering requirements, and legislation consenting or objecting to the annexation. Committee supports emergency legislation based on the timeline established by state law for this type of annexation as legislative action must be considered at the September 6 meeting.  
Report signed by Kendall, Schweser and Twiss.

Law & Ordinance Committee: Mr. Schweser, Chairman, reported that the Ohio Division of Liquor Control has transmitted the notice of an Application for Change of Corporate Stock Ownership related to the existing C1, C2 and D6 applications held by the Walgreen Co. for 20 W. Market Street.

Safety & Health Committee: Mrs. Oda, Chairman, reported that Committee recommends legislation be prepared approving the 2016 edition of the Emergency Operations Plan.  
Report signed by Oda and Health.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends legislation be prepared supporting the development of State and US Bicycle Routes requested by American Association of State Highway and Transportation Officials (AASHTO) and the Ohio Department of Transportation (ODOT) and to specifically US Bicycle Route 25 by the City of Troy. As ODOT has requested that approving legislation be returned by September 30, Committee supports emergency legislation.  
Report signed by Heath, Snee and Phillips.

Utilities Committee: Mr. Tremblay, Chairman, reported as follows:

1. Committee recommends legislation be prepared accepting the dedication of a storm sewer easement at 400 Trade Square East for the Hobart Institute of Welding Technology expansion project. As the construction is on-going, Committee supports emergency legislation.
2. Committee recommends that legislation be prepared authorizing the Director of Public Service and Safety to enter into a three year opt-out electric generation agreement with FirstEnergy Solutions Corp. commencing May of 2017.

Reports signed by Tremblay and Twiss.

Discussion. Mrs. Oda asked if anyone already enrolled in the program needs to re-apply and was told no action is required to continue in the program.

CITIZEN COMMENTS: Lester Conard, 1210 S. Clay Street, stated that he understood Mr. Titterington to say that citizens had to contact the City about a proposed annexation. Mr. Titterington explained that he reported it is the responsibility of an annexation petitioner to notify neighboring property owners and it is the responsibility of the County to confirm that takes place.

#### RESOLUTION NO. R-35-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO ENTER INTO A GOVERNMENTAL OPT-OUT ELECTRIC POWER AGGREGATION AGREEMENT WITH FIRSTENERGY SOLUTIONS CORP. OF AKRON, OHIO.

This Resolution was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Heath, Schweser, Oda, Phillips, Twiss, Snee, Tremblay and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Heath.

Yes: Schweser, Oda, Phillips, Twiss, Snee, Tremblay, Kendall and Heath.

No: None.

RESOLUTION ADOPTED

#### RESOLUTION NO. R-36-2016

RESOLUTION ESTABLISHING MUNICIPAL SERVICES FOR CERTAIN TERRITORY CONTAINING 55.800 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Schweser moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Oda, Phillips, Twiss, Snee, Tremblay, Kendall, Heath and Schweser.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Phillips, Twiss, Snee, Tremblay, Kendall, Heath, Schweser and Oda.

No: None.

RESOLUTION ADOPTED

#### RESOLUTION NO. R-37-2016

RESOLUTION ESTABLISHING BUFFER REQUIREMENTS FOR CERTAIN TERRITORY CONTAINING 55.800 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Twiss, Snee, Tremblay, Kendall, Heath, Schweser, Oda and Phillips.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Snee, Tremblay, Kendall, Heath, Schweser, Oda, Phillips and Twiss.

No: None.

RESOLUTION ADOPTED

Discussion: In response to Mrs. Oda, Mr. Titterington commented that the buffering would be at the point there is a development plan for the land and the use is not compatible with the neighboring properties. The buffer required would be established by the zoning code dependent on the proposed zoning.

## RESOLUTION NO. R-38-2016

RESOLUTION CONSENTING TO THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 55.800 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mrs. Oda moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.

Yes: Tremblay, Kendall, Heath, Schweser, Oda, Phillips, Twiss and Snee.

No: None.

Mrs. Snee moved for adoption. Motion seconded by Mr. Schweser.

Yes: Kendall, Heath, Schweser, Oda, Phillips, Twiss, Snee and Tremblay.

No: None.

RESOLUTION ADOPTED

## RESOLUTION NO. R-39-2016

RESOLUTION AUTHORIZING THE CITY OF TROY, OHIO TO DESIGNATE US BICYCLE ROUTE 25 IN COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Kendall moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.

Yes: Heath, Schweser, Oda, Phillips, Twiss, Snee, Tremblay and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Heath.

Yes: Schweser, Oda, Phillips, Twiss, Snee, Tremblay, Kendall and Heath.

No: None.

RESOLUTION ADOPTED

## ORDINANCE NO. O-42-2016

ORDINANCE CHANGING THE ZONING OF INLOT 7504 (PARCEL DO8-101146) IN THE CITY OF TROY, OHIO, FROM THE ZONING OF M-2, LIGHT INDUSTRIAL DISTRICT, TO B-2 GENERAL BUSINESS DISTRICT

This Ordinance was given first title reading on August 15, 2016.

Given public hearing and second title reading.

## ORDINANCE NO. O-43-2016

ORDINANCE CHANGING THE ZONING OF PART OF INLOT 9891 (PARCEL D45-002549) IN THE CITY OF TROY, OHIO, FROM THE ZONING OF A-R, AGRICULTURE-RESIDENTIAL DISTRICT, AND R-1, SINGLE FAMILY RESIDENTIAL DISTRICT, TO THE SINGLE ZONING CLASSIFICATION OF R-1, SINGLE FAMILY RESIDENTIAL DISTRICT

This Ordinance was given first title reading on August 15, 2016.

Given public hearing and second title reading.

## ORDINANCE NO. O-44-2016

ORDINANCE ADOPTING THE CITY OF TROY, OHIO EMERGENCY OPERATIONS PLAN

This Ordinance was given first title reading.

Mrs. Oda moved for suspension of rules requiring three readings. Motion seconded by Mr. Tremblay.

Yes: Oda, Phillips, Twiss, Snee, Tremblay, Kendall, Heath and Schweser.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Phillips, Twiss, Snee, Tremblay, Kendall, Heath, Schweser and Oda.

No: None.

ORDINANCE ADOPTED

## ORDINANCE NO. O-45-2016

## ORDINANCE VACATING A STORMWATER DRAINAGE LINE EASEMENT AND DEDICATING A STORMWATER DRAINAGE LINE EASEMENT FOR THE HOBART INSTITUTE OF WELDING TECHNOLOGY AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.

Yes: Twiss, Snee, Tremblay, Kendall, Heath, Schweser, Oda and Phillips.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Kendall.

Yes: Snee, Tremblay, Kendall, Heath, Schweser, Oda, Phillips and Twiss.

No: None.

ORDINANCE ADOPTED

**PRESENTATION:** Rich Dinsmore, President of Troy Community Works, and architect Mike Dingeldein provided a one-year status report to City Council about progress at 1-3 East Main Street. It was noted that Council approved a loan for the renovation of this property. Mr. Dinsmore advised that much work has been going on and the building has been rented. Mr. Dingeldein discussed a similar renovation project in Hamilton, Ohio, and commented that an application has been made for historic tax credits; it will be some months before it is known if the application is approved and often an application has to be submitted more than once. Mr. Dingeldein further commented that people want to live in urban environments and the percent doing so is increasing, this building has the ability to generate income and reduce its own debt, and that is the goal, and the owners prefer a renovation as a mixed use with retail on the ground floor and residential uses on the second and third floors.

Discussion. Mr. Tremblay asked about the mansard roof, with Mr. Dingeldein concurring that the roof design is not original, was added in approximately 1900, but the State feels the roof design is significant enough to be maintained as part of the project.

**COMMENTS OF THE MAYOR:** Mayor Beamish noted a number of activities in Troy on September 10 including Taste of Troy, Alzheimer's Walk, school band contest, and the Second Story Tour.

**COMMENTS OF DIRECTOR OF PUBLIC SERVICE AND SAFETY:** Mr. Titterington noted that Trick or Treat will be October 31, 6-8 p.m.

**AUDIENCE COMMENTS:** Lester Conard, 1210 S. Clay Street, suggested that Mayor Beamish may change his opinion related to objecting to dispensing medical marijuana in Troy.

There being no further business, Council adjourned at 7:56 p.m.

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Clerk of Council

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President of Council

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council  
FROM: Community & Economic Development Committee  
SUBJECT: REZONING ORDINANCES O-42-2016 AND O-43-2016

DATE: September 9, 2016

**SUMMARY REPORT:** *(to be read at Council meeting)*

Committee members Kendall and Twiss met on September 9 to provide a recommendation to Council regarding two separate rezoning applications that have been presented to Council. We note that both applications have been recommended for approval by the Troy Planning Commission. We also note that public hearings were held on both rezonings, and there were no comments made at the public hearings related to the requested rezonings. Each application is discussed in the detailed report. We have individually considered the two rezoning applications and support both.

**RECOMMENDATION:** *(to be read at Council meeting)*

It is the recommendation of this Committee that Ordinance No. O-42-2016 and Ordinance No. O-43-2016 be approved by Council.

Respectfully submitted,

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Thomas M. Kendall

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John W. Schweser

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William C. Twiss, Chairman  
Community & Economic Development Committee

**DETAILED REPORT:**

Committee members Kendall and Twiss met on September 9, 2016, to provide a recommendation to Council regarding two pending rezoning applications. The meeting was also attended by Mayor Beamish, Council President Baker, the Director of Public Service and Safety, and members of the City staff.

The rezoning applications are:

**O-42-2016**, rezoning of Inlot 7504, Parcel # DO8-101146, from M-2, Light Industrial District, to B-2, General Business District. This is the address of 2569 W. Main Street. The parcel consists of 1.689 acres. The property owners are Douglas K. & Jacqueline A. Lillicrap and Robert W. & Megan L. Lillicrap. The applicants are Wen Chun and Yanging Hsiang, prospective owners of the parcel. The structure on the parcel is currently vacant, but was previously used as a residence. Council held a public hearing on September 6 and no comments were made regarding the rezoning. We support the findings of the Troy Planning Commission that Inlot 7504, Parcel # DO8-101146, be rezoned from M-2, Light Industrial District, to B-2, General Business District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The proposed rezoning is consistent with the surrounding zoning districts;
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

**O-43-2016**, rezoning of part of Inlot 9891, Parcel # D45-002549, from the dual zoning of A-R, Agriculture-Residential District, and R-1, Single Family Residential District, to the single zoning of R-1, Single Family Residential District. This is 19.821 acres of the Halifax Subdivision, located east of Piqua-Troy Road and north of Troy-Urbana Road. R-1 zoning requires a minimum lot size of 40,000 square feet. The property owner/applicant is the Halifax Land Company, LLC by Frank Harlow, President. Council held a public hearing on September 6 and no comments were made regarding the rezoning. We support the findings of the Troy Planning Commission that part of Inlot 9891, Parcel # D45-002549, be rezoned from the dual zoning of A-R, Agriculture-Residential District, and R-1, Single Family Residential District, to the single zoning of R-1, Single Family Residential District, based on the findings of staff that:

- The area has the same zoning classification to the east of the proposed zoning classification;
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The rezoning would be a housekeeping item in order to have the parcel in question have one zoning classification instead of two.

**RECOMMENDATION:**

It is the recommendation of this Committee that Ordinance No. O-42-2016 and Ordinance No. O-43-2016 be approved by Council.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media



COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: September 14, 2016

FROM: Community & Economic Development Committee

SUBJECT: SECTION FOUR OF THE STONEBRIDGE MEADOWS PLANNED DEVELOPMENT

SUMMARY REPORT: *(To be read at Council meeting)*

On September 14, Committee Members Kendall and Schweser met to review the recommendation of the Planning Commission that Section Four of the Stonebridge Meadows Planned Development (PD) be approved. The section conforms to the approved Stonebridge Meadows PD.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared to approve Section Four of the Stonebridge Meadows Planned Development.

Respectfully submitted,

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Thomas M. Kendall

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John W. Schweser

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William C. Twiss, Chairman  
Community & Economic Development Committee

DETAILED REPORT:

Committee members Kendall and Schweser met on September 14, 2016 to review the recommendation of the Planning Commission that Section Four of the Stonebridge Meadows Planned Development (PD) be approved. This meeting was also attended by Mayor Beamish, Council Members Terwilliger, Heath and Snee, the Director of Public Service and Safety, the Director of Law, the applicant, and members of the City staff.

Stonebridge Meadows is a Planned Development located southwest of Concord Elementary School, at the SR 718/Washington Road intersection. The developer is Judy Tomb, Summerfield Land Company. Details associated with the section are:

SECTION FOUR

- 10.124 acres total area
- 22 Building Lots on 8.668 acres
- 1.456 acres of right-of-way to be dedicated with Section Four (Red Maple Drive and Foxtail Court)
- Zoning is PD, Planned Development
- Lot sizes in Section Four range from 12,240 sq. ft. (.281 acres) to 72,092 sq. ft. (1.655 acres)
- All parkland was dedicated with Section One

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared to approve Section Four of the Stonebridge Meadows Planned Development.

Cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: September 6, 2016

FROM: Finance Committee

SUBJECT: ACCEPTANCE OF TAX RATES

**SUMMARY REPORT:** *(To be read at Council Meeting)*

This Committee met on September 6 to review the certifications forwarded for acceptance by the Miami County Budget Commission for the rates of tax to be levied on the general duplicates for 2016 for collection in 2017. The certifications are to be based on the City's tax budget, which Council approved earlier this year. The certifications are provided geographically by school districts.

**RECOMMENDATION:** *(To be read at Council Meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the tax levies for the City of Troy as certified by the Miami County Budget Commission. We also support emergency legislation to meet the October 1 date by which acceptance of the certifications are to be returned to the County.

Respectfully submitted,

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John W. Schweser

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Douglas W. Tremblay

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Thomas M. Kendall, Chairman  
Finance Committee

**DETAILED REPORT:**

This Committee met on September 6, 2016, to review the certifications forwarded for acceptance by the Miami County Budget Commission for the rates of tax to be levied on the general duplicates for 2016 for collection in 2017. The meeting was also attended by Council President Baker, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

The acceptance of the tax levies is an annual requirement. The certifications are to be based on the City's tax budget, which Council approved earlier this year. The County Budget Commission certifications were received by the City on September 2. Acceptance of the levies is to be returned to the County by October 1. Certifications are provided geographically by school districts. As a portion of the City is within the Miami East School District, there are certifications for both the Troy City School District and the Miami East Local School District. As a part of Troy's boundary is within Staunton Township, there are certifications reflecting both school districts for the small Staunton Township area.

**RECOMMENDATION:**

It is the recommendation of this Committee that legislation be prepared accepting the tax levies for the City of Troy as certified by the Miami County Budget Commission. We also support emergency legislation to meet the October 1 date by which acceptance of the certifications are to be returned to the County.

Cc: Mayor, Council, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk  
staff, file, media

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: September 14, 2016

FROM: Finance Committee

SUBJECT: SBD LOAN – INTEGRITY SERVICES AES, LLC, dba REU SMOOTHIE+JUICE BAR

**SUMMARY:** *(to be read at Council meeting)*

On September 14 Committee Members Schweser and Kendall met to consider the recommendation of the Loan Review Committee that the application for a loan in the amount of \$23,383 be approved to Integrity Services AES, LLC, dba ReU Smoothie + Juice Bar from the Small Business Development Revolving Loan Fund (SBD). The applicant intends to open a small location in downtown Troy to supplement the current business operation from a food truck/trailer or delivery to the customer. Additional information regarding the application is discussed in the detailed report.

**RECOMMENDATION:** *(to be read at Council meeting)*

This Committee supports the recommendation of the Loan Review Committee, and we recommend that legislation be prepared approving the \$23,383 loan to Integrity Services AES, LLC, as meeting the intent of the Small Business Development Revolving Loan Program. We further support emergency legislation so that this loan can be closed without delay and the equipment purchased.

Respectfully submitted,

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Douglas W. Tremblay

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John W. Schweser

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Thomas M. Kendall, Chairman  
Finance Committee

**DETAILED REPORT:**

On September 14, 2016, Committee members Schweser and Kendall met to consider the recommendation of the Loan Review Committee to approve the application of Integrity Services AES, LLC, dba ReU Smoothie + Juice Bar to the Small Business Development Revolving Loan Fund (SBD). This meeting was also attended by Mayor Beamish, Council Member Terwilliger, the Director of Law, the City Auditor, the Director of Public Service and Safety, members of the City staff, the loan applicant, and citizens.

On September 9 the Loan Review Committee met to consider an application to the Small Business Development Revolving Loan Fund and recommended approval of a loan as follows:

Applicant:	Integrity Services AES, LLC, dba ReU Smoothie + Juice Bar (Amber Sowers, owner)
Purpose:	Funding to purchase business equipment for 1 East Main Street
Terms:	5 years, interest rate of 3% annual simple interest
Loan Amount:	\$23,383
Total Project:	\$26,378
Security:	UCC lien on all the business assets and personal guarantees

The applicant intends to open a small location in downtown Troy to supplement the current business operation from a food truck/trailer or delivery to the customer. There is an adequate fund balance for this loan with a balance remaining to be considered for other applicants as well.

**RECOMMENDATION:**

This Committee supports the recommendation of the Loan Review Committee, and we recommend that legislation be prepared approving the \$23,383 loan to Integrity Services AES, LLC, as meeting the intent of the Small Business Development Revolving Loan Program. We further support emergency legislation so that this loan can be closed without delay and the equipment purchased.

Cc: Council, Mayor, Mr. Titterington, Mr. Kerber, Mr. Frigge, Clerk, file, media

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: September 14, 2016

FROM: Streets & Sidewalks Committee

SUBJECT: ODOT CONSENT LEGISLATION, BRIDGE INSPECTION PROGRAM

SUMMARY REPORT: *(to be read at Council meeting)*

Committee members Heath and Snee met on September 14 to consider Troy continuing to participate in ODOT's Bridge Inspection Program. ODOT hires a consultant to perform the annual inspections and provide the reports. Participating in the program will save staff time in inspecting 13 bridges annually, and provide another entity confirming the City's analysis of the bridge work that may be needed. Participation is at no cost to the City.

RECOMMENDATION: *(to be read at Council meeting)*

We recommend that the consent legislation provided by ODOT for Troy to participate in the Bridge Inspection Program be approved. Based on the ODOT legislation, we support the legislation being presented as an emergency.

Respectfully submitted,

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Brock A. Heath

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Lynne B. Snee

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Bobby W. Phillips, Chairman  
Streets & Sidewalks Committee

DETAILED REPORT:

Committee members Heath and Snee met on September 14, 2016 to consider the consent legislation provided by the Ohio Department of Transportation (ODOT) regarding Troy participating in ODOT's Bridge Inspection Program. This meeting was also attended by Mayor Beamish, Council Members Terwilliger and Kendall, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

Troy has 13 bridges that require annual inspections by the City. ODOT established a Bridge Inspection Program in 2014 that included ODOT hiring a consultant to perform the annual inspections and provide inspection reports to the City that will be filed with ODOT. These reports are important from a safety documentation standpoint, and help both the City and ODOT identify preventative maintenance work and priority projects. Being a part of this program means that the City does not have to perform the bridge inspections in-house, thus saving some staff time and providing for another entity to confirm an analysis of the bridges and work that may be needed. City staff has recommended that the City continue to participate in the Bridge Inspection Program for the next three year period. There is no cost to the City for participating. As is standard with ODOT, their consent legislation would be an emergency measure.

RECOMMENDATION:

We recommend that the consent legislation provided by ODOT for Troy to participate in the Bridge Inspection Program be approved. Based on the ODOT legislation, we support the legislation being presented as an emergency.

cc: Council  
Mayor  
Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk  
Staff  
Media

**RESOLUTION No. R-40-2016****RESOLUTION AUTHORIZING TAX LEVIES FOR THE CITY OF TROY, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2017 AS DETERMINED BY THE BUDGET COMMISSION AND CERTIFYING SUCH LEVIES TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY**

**WHEREAS**, this Council in accordance with the provisions of law, previously adopted a tax budget for the fiscal year beginning January 1, 2017; and

**WHEREAS**, the Budget Commission of Miami County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rates of tax that can be levied by this Council within the ten mill limitation:

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Troy, Ohio as follows:

**SECTION I:** That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Troy City School District, for the fiscal year beginning January 1, 2017, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	2.50	\$ 1,198,741.65
Fire Pension	.30	143,849.00
Police Pension	.30	143,849.00

No Limitation:

Miami Conservancy District	.27	129,464.10
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**SECTION II:** That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Miami East School District, for the fiscal year beginning January 1, 2017, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	.50	\$ 8,221.67
Fire Pension	.30	4,933.00
Police Pension	.30	4,933.00

No Limitation:

Miami Conservancy District	.27	4,439.70
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**SECTION III:** That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Troy School District, Staunton Township, for the fiscal year beginning January 1, 2017, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	1.55	\$ 142.41

**SECTION IV:** That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Miami East School District, Staunton Township, for the fiscal year beginning January 1, 2017, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	.55	\$ 1,471.62

**SECTION V:** That the Clerk of Council is directed to certify a copy of this Resolution to the Auditor of Miami County, Ohio.

**SECTION VI:** That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public welfare, and because a certified copy of this Resolution must be presented to the Auditor of Miami County by October 1, **NOW WHEREFORE**, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: \_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council Mayor

**RESOLUTION No. R-41-2016**

City of Troy Legal Blank, Inc.

**RESOLUTION APPROVING THE APPLICATION OF INTEGRITY SERVICES AES, LLC FOR ASSISTANCE FROM THE SMALL BUSINESS DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY**

**WHEREAS**, Council has previously adopted Resolution R-11-2007, which established guidelines for the Small Business Development Revolving Loan Fund, and

**WHEREAS**, Integrity Services AES, LLC dba ReU Smoothie + Juice Bar made an application for a loan of \$23,383.00 of such funds to assist with the purchase of business equipment and other kitchen related items to secure a lease in a downtown Troy location, and

**WHEREAS**, as security for this loan, Integrity Services AES, LLC offers a UCC lien on all of the business's assets and personal guarantees of the business owner Amber Sowers, and

**WHEREAS**, the Loan Review Committee reviewed the application of Integrity Services AES, LLC on September 9, 2016 and recommended its approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Troy, Ohio, as follows:

**SECTION I:** That Council hereby approves the application of Integrity Services AES, LLC for financial assistance from the Small Business Development Revolving Loan Fund in the amount of \$23,383.00 for a term of five years; with monthly principal and interest payments at 3.0% per annum thereafter.

**SECTION II:** That the Director of Public Service and Safety is hereby authorized to execute any and all related documents and take whatever actions are necessary to complete the loan process in accordance with the City and State guidelines and in accordance with the Finance Committee's report to Council.

**SECTION III:** That the Director of Public Service and Safety is hereby authorized to execute any documents necessary for the release and cancellation of security liens securing this loan at such time that the loan is repaid in full, and that the Law Director is hereby authorized and directed to cause the recording of such documents necessary for said release.

**SECTION IV:** That this Resolution is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that time is of the essence to initiate a storefront lease agreement and order business equipment as soon as possible, NOW, WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: \_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council Mayor

# RESOLUTION No. R-42-2016

Page: 1 of 1

**RESOLUTION AUTHORIZING CONSENT AND COOPERATION WITH  
THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE BRIDGE  
INSPECTION PROGRAM WITHIN THE CITY OF TROY, OHIO, AND  
DECLARING AN EMERGENCY**

Ordinance/Resolution #: R-42-2016

PID No.: 102554

County/Route/Section: \_\_\_\_\_

The following is a Resolution enacted by the Council of the City of Troy, Miami County, Ohio, hereinafter referred to  
(Ordinance/Resolution) (Local Public Agency)  
as the Local Public Agency (LPA).

## SECTION I – Project Description

WHEREAS, the (LPA) has determined the need for the described project:

*Bridge Inspection Program Services, including, but not limited to bridge load rating calculations, scour assessments, bridge inspections, and fracture critical plan development.*

NOW THEREFORE, be it ordained by the Council of the City of Troy, Miami County, Ohio:  
(LPA)

## SECTION II – Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

## SECTION III – Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the above described project as follows:

*The State shall assume and bear 100% of all of the cost for Bridge Inspection Program Services requested by the City and agreed to by the State. Eligible Bridge Inspection Services are described in the Consultant's Scope of Services Task Order Contract (Exhibit A).*

*The LPA agrees to pay 100% of the cost of those features which are not included in Exhibit A.*

## SECTION IV – Utilities and Right-of-Way Statement

The LPA agrees that all right-of-way required for the described project will be made available in accordance with current State and Federal regulations.

## SECTION V - Authority to Sign

That the Director of Public Service and Safety of the City of Troy, Miami County, Ohio is hereby empowered by the  
(Contractual Agent) (LPA)  
Council of the City of Troy, Miami County, Ohio to enter into contracts with the Director of Transportation which is  
(LPA)  
necessary to complete the above described project.

## SECTION VI - EMERGENCY

That this Resolution is hereby declared to be an emergency measure necessary for immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason to expedite the highway project and to promote highway safety; NOW, WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: \_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council Mayor

ORDINANCE No. 0-42-2016

Dayton Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF INLOT  
7504 (PARCEL DO8-101146) IN THE CITY OF  
TROY, OHIO, FROM THE ZONING OF M-2, LIGHT  
INDUSTRIAL DISTRICT, TO B-2 GENERAL  
BUSINESS DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone Inlot 7504 (Parcel # DO8-101146) in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

**SECTION I:** That the zoning of Inlot 7504 (Parcel # DO8-101146), and as shown on Exhibit A attached hereto, be changed from the zoning of M-2, Light Industrial District, to the zoning of B-2, General Business District, is hereby approved.

**SECTION II:** That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

\_\_\_\_\_  
Mayor





**MEMORANDUM**

**TO:** Mrs. Baker, President, Troy City Council

**FROM:** Sue Knight, for the Troy Planning Commission

**DATE:** August 4, 2016

**SUBJECT:** **REPORT OF THE PLANNING COMMISSION ON THE REZONING OF 2569 W. MAIN STREET, (PARCEL D08-101146, INLOT NUMBER 7504) FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO B-2 GENERAL BUSINESS DISTRICT; OWNERS ARE DOUGLAS & JACQUELINE LILICRAP AND ROBERT & MEGAN LILICRAP; APPLICANTS WEN CHUN & YANSING HSIANG**

On July 27, 2016, the Troy Planning Commission considered the rezoning of Inlot 7504, Parcel # D08-101146) from M-2, Light Industrial District, to B-2, General Business District. This is the address of 2569 W. Main Street. The parcel consists of 1.689 acres. The property owners are Douglas K. & Jacqueline A. Lillicrap and Robert W. & Megan L. Lillicrap. The applicants are Wen Chun and Yanging Hsiang, prospective owners of the parcel. The structure on the parcel is currently vacant, but was previously used as a residence. The Commission was advised that the prospective owners plan to use the structure as a restaurant initially and later to include the sale of whole foods.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Inlot 7504, Parcel D08-101146, with the address of 2569 W. Main Street, be rezoned from M-2, Light Industrial District, to B-2, General Business District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The proposed rezoning is consistent with the surrounding zoning districts;
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the September 6 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	July 27, 2016
SUBJECT:	Rezoning: D08-101146 (1.689 ac.)
OWNER:	Douglas Lillicrap
APPLICANT:	Wen Chun and Yanging Hsiang

#### **BACKGROUND:**

Wen Chun and Yanging Hsiang, prospective owners, have applied for Planning Commission to consider the rezoning of parcel D08-101146 (1.689 ac.) located at 2569 W. Main St. Currently, the property is county zoned M-2 Light Industrial District and the applicant requests that the zoning of the parcel be rezoned to city zoning of B-2 General Business District. A letter supporting this rezoning from the owners is included with this report.

This property was most recently used as a residence but is currently vacant. It lays between parcels of city zoned M-2 Light-Industrial to the north and west, B-2 General Business to the east and OR-1 Office Residential and R-5 Single family Residential across W. Main St. to the south. A map depicting the surrounding city zoning districts has been attached to this report.

#### **DISCUSSION:**

The applicant has cited that the reason for the proposed rezoning is to seek a change that will be consistent with the adjoining properties to the east of this parcel for a future use not compatible with the M-2 Light Industrial District.

The Zoning Code describes the proposed B-2 zoning district is "intended to provide for the development of major retail shopping areas and centers outside the downtown area. These districts include much of the strip commercial property existing along the major streets of the City."

Attached to this report is a list of all the B-2 General Business zoning districts uses.

The Comprehensive Plan's NW Future Land Use Map (Figure 14-3) displays this property as a mix of commercial and industrial uses. Figure 14-3 has been attached to this report.

**In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:**

*(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.*

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

*(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.*

The proposed rezoning is not made necessary because of changing conditions in the affected area. The allowed uses in the B-2 General Business district will not have any adverse effects in the area and is consistent with the commercial zoning that exists to the east.

*(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.*

The allowed uses in the proposed B-2 General Business district will match the permitted uses that are currently allowed on the properties located to the east.

*(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.*

All utilities can be provided.

*(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.*

No vacant land with the B-2 General Business district exists in the vicinity of this parcel.

*(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.*

Not applicable in this request.

#### **PUBLIC HEARING:**

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, the compatibility of the proposed zoning matching the zoning of surrounding properties, and the fact that City Council is required to hold a

public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

**RECOMMENDATION:**

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from M-2 Light Industrial to city zoned B-2 General Business, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Date Requested: \_\_\_\_\_  
Applicant(s) scheduled on the agenda will be notified

Once Use Only  
Date Filed \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Filing Fee Pd. \_\_\_\_\_  
Receipt # \_\_\_\_\_

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT**  
**CITY OF TROY PLANNING COMMISSION**  
(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 2569 SR #41 Troy, Ohio 45373

being lot number(s) D08-101146 from M-2 to B-2  
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

**OWNER**

Name Douglas Lillcrup  
Address 9155 North Piqua Lockin Rd.  
City Piqua  
State Ohio  
Zip Code 45356  
Phone No. 937-418-2838  
Fax No. \_\_\_\_\_  
Email djlillcrup@yahoo.com

**APPLICANT**

Name Wen Chun Yang & Yangqing Hsiang  
Address 1239 Eas Ash St.  
City Piqua  
State Ohio  
Zip Code 45356  
Phone No. 937-773-6862  
Fax No. \_\_\_\_\_  
Email yangqing13525@me.com

The applicant is the owner of the property, which is subject to this application.  
(State the interest of the applicant)

**PLEASE PROVIDE THE FOLLOWING:**

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
  - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
  - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
  - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
    - i. Include one (1) copy of County Tax Maps
    - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

Yangqing H. (Applicant Signature)

Subscribed and sworn to before me this 11<sup>th</sup> day of July, 2016

My Commission Expires Apr. 17, 2017  
(Month/Date/Year)



JAMES A. DANDO, Notary Public  
In and for the State of Ohio  
My Commission Expires Apr. 17, 2017  
Recorded in Miami County

James A. Dando (Notary Public)

(For Office Use Only - Do Not Write Below This Line)

**REQUIRED DOCUMENTS:**

EXHIBIT A	Reasons for Zoning Reclassification
EXHIBIT B	Legal Description
EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
EXHIBIT E	Property Owners List within 250 feet of parcel
Labels	Two (2) Sets of Mailing Labels of Property Owners
Copies	(1) Complete Sets in a reproducible format 11"x17"
Map(s)	One (1) County Tax Map(s)
Filing Fee	Check issued to City of Troy for \$150.00

Additional Documentation (List):

(15)

**PLANNING COMMISSION DISPOSITION:**

\_\_\_\_\_ PUBLIC HEARING DATE

\_\_\_\_\_ RECOMMENDATION TO CITY COUNCIL

**CITY COUNCIL DISPOSITION:**

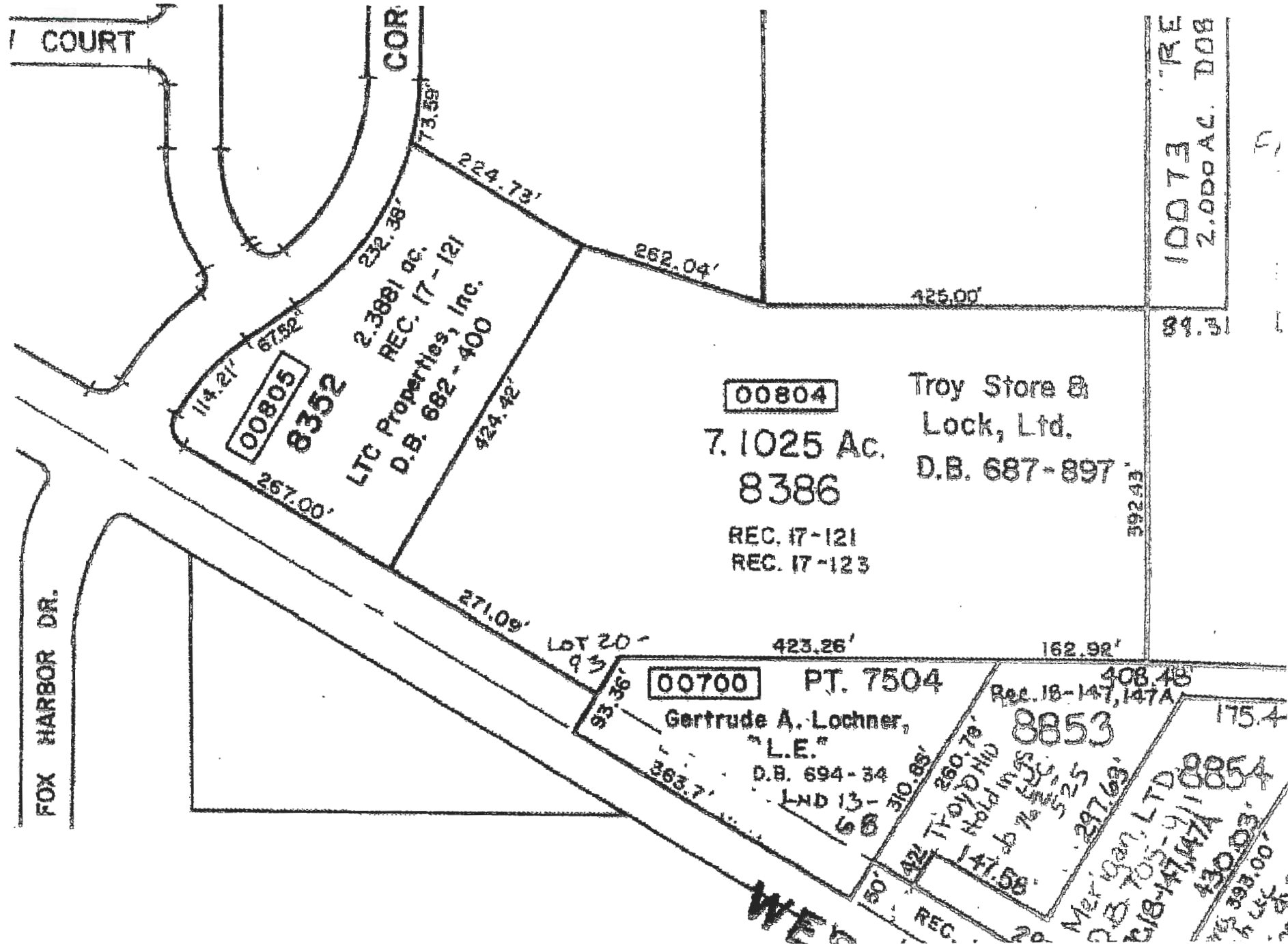
1<sup>st</sup> Reading: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_ 3<sup>rd</sup>: \_\_\_\_\_ PUBLIC HEARING DATE

\_\_\_\_\_ COUNCIL COMMITTEE RECOMMENDATION

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ CITY COUNCIL ACTION

Ordinance Number: \_\_\_\_\_

Revised 10/25/11







8 0 0 8 3 5 9  
Tx:4004948

3NC

ma 2604101

# GENERAL WARRANTY DEED

FREDDIE M. LOCHNER, unmarried, and ANNETTE E. FINKELDEI fka ANNETTE E. LOCHNER, married, for valuable consideration paid, grant with general warranty covenants, to DOUGLAS K. LILICRAP and JACQUELINE A. LILICRAP, husband and wife and ROBERT W. LILICRAP and MEGAN L. LILICRAP, husband and wife, for their joint lives, with the remainder to the survivor of them, whose tax-mailing address is 9155 N. Piqua Lockington Road, Piqua, OH 45356 the following described real property:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO all easements, conditions, restrictions and limitations of record and all legal highways, and excepting from the warranty hereof taxes and assessments due and payable December, 2014 and thereafter.

Parcel No. D08-101146

Prior Deed Reference: Instrument No. 2014OR07475 of the Miami County records.

SCOTT FINKELDEI, husband of Grantor ANNETTE E. FINKELDEI fka ANNETTE E. LOCHNER relinquishes all rights of dower.

EXECUTED this 23rd day of September, 2014.

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2014OR11301  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/10/2014 09:10:38 AM  
REFERENCES 0  
RECORDING FEE \$6.00  
PAGES: 3

x Freddie M. Lochner  
FREDDIE M. LOCHNER

STATE OF New Hampshire ) SS  
COUNTY OF Hillsborough

BE IT REMEMBERED, that on this 23rd day of September, 2014, before me, the subscriber, a Notary Public in and for said County and State, personally came **FREDDIE M. LOCHNER, unmarried**, and acknowledged the signing of the foregoing instrument, and that the same is his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.

TRANSFERRED	
In compliance with ORC 319.202	
MATTHEW W. GEARHARDT Miami Co. Auditor	
<u>Mindy D. Smith</u>	
OCT 27 2014	
Total Fee:	\$ 250.00
ORC 319.51	\$ 125.00
ORC 322.02	\$ 125.00
Exempt	

50f

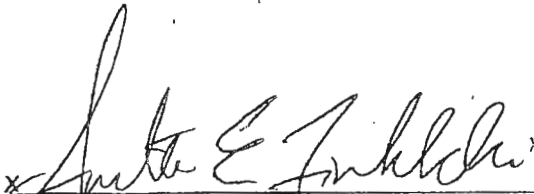
Notary Public

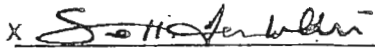
JUDITH A. BOILEAU  
Notary Public - New Hampshire  
My Commission Expires August 22, 2017



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Tx:4005460



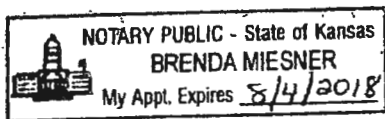
  
ANNETTE E. FINKELDEI aka ANNETTE E.  
LOCHNER

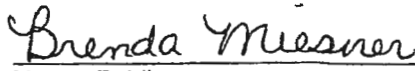
X   
SCOTT FINKELDEI

STATE OF Kansas )  
COUNTY OF Riley ) SS

BE IT REMEMBERED, that on this 24 day of September, 2014, before me, the subscriber, a Notary Public in and for said County and State, personally came **ANNETTE E. FINKELDEI aka ANNETTE E. LOCHNER and SCOTT FINKELDEI, wife and husband**, and acknowledged the signing of the foregoing instrument, and that the same is their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.



  
Notary Public

This instrument prepared by:  
Scott A. Liberman, Esq.  
Altick & Corwin Co., L.P.A.  
One South Main Street  
Suite 1590  
Dayton, Ohio 45402

EXHIBIT "A"

Situate in the State of Ohio, County of Miami and City of Troy, to-wit:

Being all of Inlot #7504 in said City of Troy, excepting therefrom the following described real property:



Situate in the State of Ohio, County of Miami, City of Troy and being a part of Inlot 7504 in said City more particularly described as follows:

Beginning at a corner stone which marks the Southeast corner of Inlot 7505, thence North 89° 00' 19" West with the South line of Inlot 7505 a total distance of 162.92 feet to an iron pin which marks the Northeast corner of Inlot 7504; thence North 88° 59' 20" West with the line between Inlots 7505 and 7504 a total distance of 423.26 feet to an iron pin which marks the place of beginning of the part of Inlot 7504 herein described; thence South 31° 55' 35" West, 93.36 feet to a P.K. nail in the centerline of West Main Street, witness an iron pin 50.0 feet distant on line last described; thence North 58° 04' 25" West with the centerline of West Main Street, same being the South line of Inlot 7504, a total distance of 155.90 feet to a P.K. nail marking the West corner of Inlot 7504, witness an iron pin 97.32 feet distant on line next described; thence South 88° 59' 20" East with the line between Inlots 7505 and 7504, a total distance of 181.72 feet to the place of beginning.

The above described part of Inlot 7504 contains a total of 0.1671 acres of which 0.1310 acres is in highway right-of-way leaving a net area of 0.0361 acres, same being subject to all legal easements and restrictions of record.

Description prepared by Richard W. Klockner, Professional Surveyor #4370, in accordance with a survey filed in the Miami County Engineer's Record of Lot Surveys Volume 20, Page 91.

The above described premises are subject to an easement to the City of Troy, dated February 12, 1993, recorded in Volume 641, Page 186, Miami County, Ohio Deed Records and an easement to the City of Troy, dated November 15, 1993, recorded in Volume 648, Page 48, Miami County, Ohio Deed Records.

DESCRIPTION APPROVED   
MIAMI COUNTY ENGINEER  
BY  DATE 10-15-2014

AM 10/27/14

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014OR-11990  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/27/2014 2:56:14 PM  
REFERENCES 1  
RECORDING FEE 0.00  
PAGES: 3



## B-2 Principal Permitted Uses

- Accountant's office.
- Agricultural implement sales and service.
- Apparel stores – retail sales
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – no body work.
- Automobile service stations.
- Automobile Wash.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sale and storage facilities.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Catering services.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Dance halls.
- Dancing schools.
- Department stores.
- Driver training schools (Automobile).
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place – Drive-in.
- Eating place – #1.
- Eating place – #2.
- Electrical appliance repair.
- Engineer's office.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Florists.
- Food brokers – retail, wholesale and storage without processing.
- Food stores – retail sales.
- Garden stores.
- Gift shops.
- Government buildings, structures, or premises
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Heating, A/C, electric and plumbing sales, service and repair.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Kennel.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales – Drive-thru.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming – all day, no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Office not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair.

## M-2 Principal Permitted Uses

- Agricultural implement sales and service.
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, carves, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment.
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal.
- Food brokers – retail, wholesale and storage without processing.
- Frozen food lockers.
- Garden stores.
- Government buildings, structures but not including work shops, warehouse, or open material storage.
- Government buildings, structures, or premises
- Heating, A/C, electric and plumbing sales, service and repair.
- Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(g) hereof.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Meat processing and packaging, exclusive of slaughtering.
- Medical and dental laboratories.
- Metal products, excluding structural steel and foundry products or product from previously prepared materials.
- Moving and storage companies.
- Musical instruments – manufacturing, assembling or repair.
- Novelties, toys and rubber products – manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from raw materials.
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Private clubs.
- Public utility.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Saving and planning mills.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities

**B-2 General Business District uses not permitted in the M-2 Zoning**

**District**

- Accountant's office.
- Apparel stores – retail sales
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums
- Artist, sculptor and composer studios.
- Attorney's office.
- Automobile accessories – retail sales, including incidental installation.
- Automobile repair garages – no body work.
- Automobile service stations.
- Automobile Wash.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Catering services.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Dance halls.
- Dancing schools.
- Day-care centers.
- Department stores.
- Driver training schools (Automobile).
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place – Drive-in.
- Eating place – #1.
- Eating place – #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Kennel.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales – Drive- thru.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming – all day, no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Professional Office not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Radio and television – sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.
- Watch, clock and jewelry repair.

**M-2 Light-Industrial District uses not permitted in the B-2 Zoning District**

- Agricultural uses.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, or treatment.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal
- Frozen food lockers.
- Government buildings, structures but not including work shops, warehouse, or open material storage.
- Liquid fuel, petroleum products, petroleum, and volatile oils.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments.
- Meat processing and packaging, exclusive of slaughtering.
- Metal products, excluding structural steel and foundry products
- Moving and storage companies.
- Musical instruments – manufacturing, assembling or repair.
- Novelties, toys and rubber products – manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes.
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sawing and planing mills.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities

ORDINANCE No. O-43-2016

Dorson Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF PART OF  
INLOT 9891 (PARCEL D45-002549) IN THE CITY OF TROY,  
OHIO, FROM THE ZONING OF A-R, AGRICULTURE-  
RESIDENTIAL DISTRICT, AND R-1, SINGLE FAMILY  
RESIDENTIAL DISTRICT, TO THE SINGLE ZONING  
CLASSIFICATION OF R-1, SINGLE FAMILY RESIDENTIAL  
DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone part of Inlot 9891 (Parcel # D45-002549) in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

**SECTION I:** That the zoning of part of Inlot 9891 (Parcel # D45-002549), and as shown on Exhibit A attached hereto, is hereby approved to be changed from the dual zoning of A-R, Agriculture-Residential District, and R-1, Single Family Residential District, to the single zoning of R-1, Single Family Residential District.

**SECTION II:** That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

\_\_\_\_\_  
Mayor

July 18, 2016

Description of a 19.821 Acre Parcel to be Rezoned

~for~

HALIFAX LAND COMPANY, LLC.

Situate in the southeast quarter of Section 13, Town 1, Range 11 M.R.s, and in the northeast quarter of Section 18, Town 1, Range 10 M.R.s, City of Troy, Miami County, Ohio, being part Inlot 9891, the same also being part of the 60.051 acre tract of land conveyed to Halifax Land Company, LLC by deed recorded as Official Record 2015OR-11323 and part of the 65.728 acre tract of land conveyed to Halifax Land Company, LLC by deed recorded as Official Record 2014OR-11772, both deeds of the Official Deed Records of Miami County, Ohio and being more particularly described as follows;

Beginning at the northwest corner of Inlot 10514, Halifax Estates, Section One as recorded in Plat Book 25, Page 44 of the Miami County Plat Records;

thence North 33 degrees 58 minutes 11 seconds West for 1245.32 feet;

thence North 69 degrees 17 minutes 52 seconds East for 246.45 feet;

thence North 48 degrees 41 minutes 09 seconds East for 402.93 feet;

thence North 47 degrees 10 minutes 13 seconds East for 261.16 feet;

thence North 63 degrees 40 minutes 08 seconds East for 135.73 feet;

thence North 58 degrees 15 minutes 10 seconds East for 87.47 feet;

thence South 85 degrees 41 minutes 00 seconds East for 63.87 feet to a point in the east line of the southeast quarter of said Section 13;

thence with the east line of the southeast quarter of said Section 1, South 4 degrees 11 minutes 21 seconds West for 664.45 feet to the northeast corner of the northeast quarter of said Section 18;

thence with the east line of the northeast quarter of said Section 18, South 4 degrees 18 minutes 41 seconds West for 930.14 feet to a point in the north line of said Inlot 10514;

thence with the north line of said Inlot 10514, South 66 degrees 21 minutes 44 seconds West for 185.14 feet to the place of beginning; containing 19.821 acres.

The above description was prepared by David R. Winemiller, Ohio Registered Land Surveyor No. 7197.

THOMAS WINEMILLER & ASSOCIATES, INC.

*David R. Winemiller*

David R. Winemiller  
Ohio Registered Land Surveyor No. 7197



This instrument prepared by:  
TWA, Inc.  
Civil & Structural Engineers ~ Land Surveyors  
212 West National Road  
Vandalia, Ohio 45377  
(937)-898-5862

TWA  
Since 1971



City of Troy

## MEMORANDUM

TO: Mrs. Baker, President, Troy City Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: August 4, 2016

SUBJECT: **REPORT OF THE PLANNING COMMISSION ON THE REZONING OF 19.821 ACRES OF THE HALIFAX SUBDIVISION, (PARCEL D45-002549, PART OF INLOT NUMBER 9891) FROM THE DUAL ZONING OF A-R, AGRICULTURE-RESIDENTIAL DISTRICT, AND R-1, SINGLE FAMILY RESIDENTIAL DISTRICT, TO THE SINGLE ZONING CLASSIFICATION OF R-1, SINGLE FAMILY RESIDENTIAL DISTRICT. OWNER/APPLICANT IS HALIFAX LAND COMPANY, LLC**

On July 27, 2016, the Troy Planning Commission considered the rezoning of part of Inlot 9891, Parcel # D45-002549 from the dual zoning of A-R, Agriculture-Residential District, and R-1, Single Family Residential District, to the single zoning of R-1, Single Family Residential District. This is 19.821 acres of the Halifax Subdivision, located east of Piqua-Troy Road and north of Troy-Urbana Road. R-1 zoning requires a minimum lot size of 40,000 square feet. The property owner/applicant is the Halifax Land Company, LLC by Frank Harlow, President.

The Commission was advised that Halifax Land Company, LLC has been approached by potential customers wishing to build in this particular area, which has led to the rezoning request.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that part of Inlot 9891, Parcel # D45-002549, be rezoned from the dual zoning of A-R, Agriculture-Residential District, and R-1, Single Family Residential District, to the single zoning of R-1, Single Family Residential District, based on the findings of staff that:

- The area has the same zoning classification to the east of the proposed zoning classification;
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The rezoning would be a housekeeping item in order to have the parcel in question have one zoning classification instead of two.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the September 6 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	July 27, 2016
SUBJECT:	Rezoning: Halifax Subdivision
OWNER:	Halifax Land Company, LLC
APPLICANT: Halifax Land Company, LLC – Frank Harlow	

## **BACKGROUND:**

Frank Harlow, owner and applicant for Halifax Land Company, LLC, has applied for Planning Commission to consider the rezoning of Parcel D45-002549, Part Inlot 9891, located in the Halifax Subdivision. The total parcel consists of 60.051 acres. Currently, the property has a dual zoning of A-R, Agriculture-Residential District, and R-1, Single-Family Residential. The applicant requests that the 19.821 acres of the parcel holding the A-R, Agriculture-Residential District be rezoned to a single classification of R-1, Single Family Residential.

The property is located east of Piqua-Troy Road, and north of Troy-Urbana Rd. The surrounding zoning districts consist of R-1, Single Family Residential, and A-R, Agriculture-Residential.

The applicant has been approached by several potential customers wishing to building in the Halifax Subdivision in the area of the requested rezoning. These requests, along with this being a housekeeping type item, has prompted the applicant to now apply for this rezoning.

## **DISCUSSION:**

At the time that the property was previously rezoned from A-R, Agriculture-Residential to R-1, Single-Family, the preliminary plat for the subdivision was not quite complete. The decision was made by the applicant's engineer, David Winemiller, and the City of Troy Engineer, Deborah Swan, to only request a partial rezoning of the parcel in order to expedite the rezoning process. This allowed the developer, Frank Harlow, to then proceed with the development of the subdivision. The preliminary plat for Halifax was then brought before the Planning Commission and received approval on January 22, 2014. The preliminary plat showed the current requested rezoning area as having a single zoning classification of R-1, Single Family Residential.

This particular area of the city is dominated by a mix of residential, office-commercial, and agricultural districts. The Zoning Code describes the R-1, Single-Family Residential district as "designed to accommodate single-family dwellings on lots with areas of at least forty thousand (40,000) square feet per dwelling unit. ...Such areas will generally be located at the outer periphery of the City in neighborhoods with large lots and which warrant protection of the neighborhood's residential environment."



The R-1 district limits the type of uses that are permitted to prevent disruption to the surrounding, existing, residential neighborhoods. The rezoning of the remainder of this property will continue to prevent disruption to the surrounding neighborhoods.

It is staff's opinion that adjoining properties will benefit from the positive impact of the proposed rezoning. The proposed R-1 district coincides with the existing zoning that is currently held on the remainder of this particular property.

The Comprehensive Plan's Future Land Use (Figure 14-2) shows the surrounding area to be utilized as residential.

**In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:**

*(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.*

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) "To separate incompatible land uses and to cluster compatible and mutually supportive land uses".
- 1131.02(r) "To direct particular land uses to the parcels of land best suited for them..."

The rezoning is consistent with the above listed intentions of the Zoning Code.

*(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.*

The application was not submitted based upon any changing conditions in the area.

*(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.*

The use is compatible with the existing parcels of land located around the proposed rezoning area.

*(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.*

Utilities are currently provided for the first phase of the Halifax Subdivision. Extension of those utilities to the rezoning area can be provided.

*(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.*

The vacant land in the vicinity of this property, which is currently zoned R-1, does not show any prohibitions from development of said parcel.

*(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.*

Not applicable in this request.

#### **PUBLIC HEARING:**

Due to the straight forward nature of the rezoning request, staff does not feel that a public hearing before the Planning Commission is warranted.

#### **RECOMMENDATION:**

Staff is recommending that the Planning Commission recommend approval of the rezoning from A-R, Agriculture-Residential to R-1, Single Family Residential, based on the following:

- The area has the same zoning classification to the east of the proposed zoning classification; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The rezoning would be a housekeeping item in order to have the parcel in question have one zoning classification instead of two.

Scheduled Planning Commission Meeting  
(Held every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month at 3:30 p.m.)

Date Requested: \_\_\_\_\_  
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 7-20-16  
Accepted by SG  
Filing Fee Pd. 4150.00  
Receipt # \_\_\_\_\_

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT**  
**CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at BARRINGTON DRIVE, TROY, OHIO

(Street Address)

being lot number(s) PART OF LOT 9891 from AGRICULTURE to R-1  
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

**OWNER**

**APPLICANT**

Name Halifax Land Company, LLC

Name same as owner

Address 701 North Market Street

Address \_\_\_\_\_

City Troy

City \_\_\_\_\_

State OHIO

State \_\_\_\_\_

Zip Code 45373

Zip Code \_\_\_\_\_

Phone No. 937-339-9944 603-0513

Phone No. \_\_\_\_\_

Fax No. 937-339-0050

Fax No. \_\_\_\_\_

Email sales@harlowbuilders.net

Email \_\_\_\_\_

The applicant is the OWNER of the property, which is subject to this application.  
(State the interest of the applicant)

**PLEASE PROVIDE THE FOLLOWING:**

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
  - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
  - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
  - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
    - i. Include one (1) copy of County Tax Maps
    - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

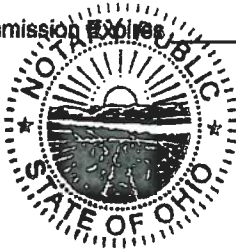
D45-002549

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

[Signature]  
(Applicant Signature)

Subscribed and sworn to before me this 20th day of July, 2014

My Commission Expires



8/15/2016

(Month/Date/Year)

MARY K. LEWIS, Notary Public

In and for the State of Ohio

My Commission Expires Aug. 15, 2016

Recorded in Miami County

Mary K Lewis

(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

**REQUIRED DOCUMENTS:**

EXHIBIT A	Reasons for Zoning Reclassification
EXHIBIT B	Legal Description
EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
EXHIBIT E	Property Owners List within 250 feet of parcel
Labels	Two (2) Sets of Mailing Labels of Property Owners
Copies	(1) Complete Sets in a reproducible format 11"x17"
Map(s)	One (1) County Tax Map(s)
Filing Fee	Check issued to City of Troy for \$150.00

Additional Documentation (List):

(15) Co

**PLANNING COMMISSION DISPOSITION:**

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

**CITY COUNCIL DISPOSITION:**

1<sup>st</sup> Reading:                      2<sup>nd</sup>:                      3<sup>rd</sup>:                      PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved:                      Denied:                      CITY COUNCIL ACTION

Ordinance Number:

Revised 10/25/11

**REASONS FOR SEEKING A CHANGE IN ZONING CLASSIFICATION**

- 1) Owner desires a zoning classification that allows for the highest and best use of this property.
- 2) Zoning change will make this zoning compatible with the adjoining zoning.
- 3) A change in the zoning classification will allow for continued orderly growth of Halifax Estates.
- 4) A change in the zoning classification will enhance and protect neighboring property values and would be in the best interest of the citizens of the City of Troy.

*July 18, 2016*

Description of a 19.821 Acre Parcel to be Rezoned  
~for~  
**HALIFAX LAND COMPANY, LLC.**

Situate in the southeast quarter of Section 13, Town 1, Range 11 M.Rs, and in the northeast quarter of Section 18, Town 1, Range 10 M.Rs, City of Troy, Miami County, Ohio, being part Inlot 9891, the same also being part of the 60.051 acre tract of land conveyed to Halifax Land Company, LLC. by deed recorded as Official Record 2015OR-11323 and part of the 65.728 acre tract of land conveyed to Halifax Land Company, LLC. by deed recorded as Official Record 2014OR-11772, both deeds of the Official Deed Records of Miami County, Ohio and being more particularly described as follows;

Beginning at the northwest corner of Inlot 10514, Halifax Estates, Section One as recorded in Plat Book 25, Page 44 of the Miami County Plat Records;

thence North 33 degrees 58 minutes 11 seconds West for 1245.32 feet;

thence North 69 degrees 17 minutes 52 seconds East for 246.45 feet;

thence North 48 degrees 41 minutes 09 seconds East for 402.93 feet;

thence North 47 degrees 10 minutes 13 seconds East for 261.16 feet;

thence North 63 degrees 40 minutes 08 seconds East for 135.73 feet;

thence North 58 degrees 15 minutes 10 seconds East for 87.47 feet;

thence South 85 degrees 41 minutes 00 seconds East for 63.87 feet to a point in the east line of the southeast quarter of said Section 13;

thence with the east line of the southeast quarter of said Section 1, South 4 degrees 11 minutes 21 seconds West for 664.45 feet to the northeast corner of the northeast quarter of said Section 18;

Halifax Land Company , LLC.  
Rezoning Description – 19.821 Acs.  
Page 2 of 2  
July 18, 2016

thence with the east line of the northeast quarter of said Section 18, South 4 degrees 18 minutes 41 seconds West for 930.14 feet to a point in the north line of said Inlot 10514;

thence with the north line of said Inlot 10514, South 66 degrees 21 minutes 44 seconds West for 185.14 feet to the place of beginning; containing 19.821 acres.

The above description was prepared by David R. Winemiller, Ohio Registered Land Surveyor No. 7197.

**THOMAS WINEMILLER & ASSOCIATES, INC.**



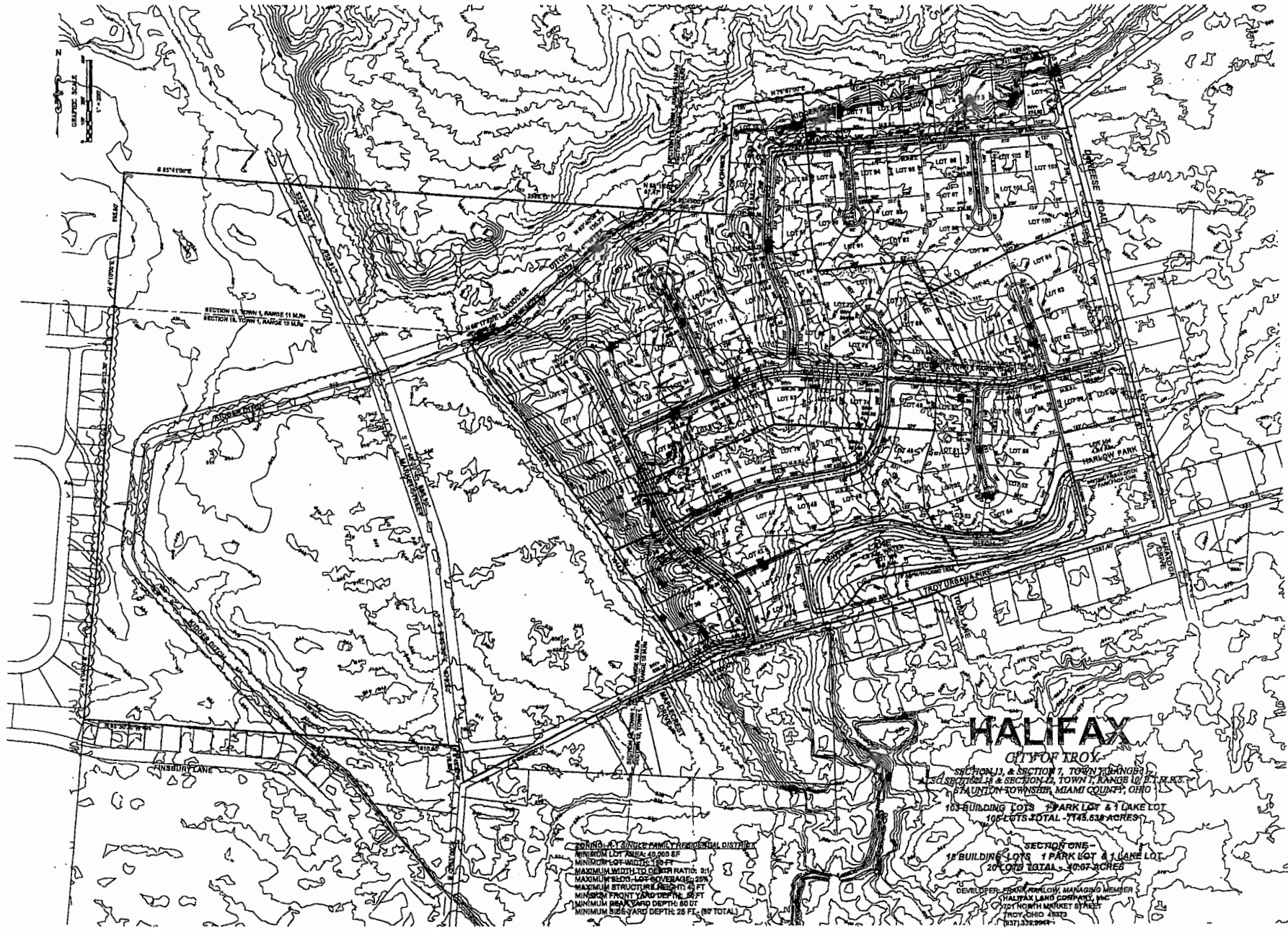
David R. Winemiller  
Ohio Registered Land Surveyor No. 7197



This instrument prepared by:  
**TWA, Inc.**  
*Civil & Structural Engineers ~ Land Surveyors*  
212 West National Road  
Vandalia, Ohio 45377  
(937)-898-5862

TWA  
Since 1971





ZONING: LOT SINGLE-FAMILY RESIDENTIAL DISTRICT  
 MINIMUM LOT AREA: 40,000 SF  
 MINIMUM LOT WIDTH: 100 FT  
 MAXIMUM LOT DEPTH TO LOT WIDTH RATIO: 3:1  
 MAXIMUM BUILDING COVERAGE: 25%  
 MAXIMUM STRUCTURE HEIGHT: 40 FT  
 MINIMUM FRONT YARD SETBACK: 35 FT  
 MINIMUM SIDE YARD DEPTH: 50 FT  
 MINIMUM SIDE YARD DEPTH: 25 FT (NO TOTAL)

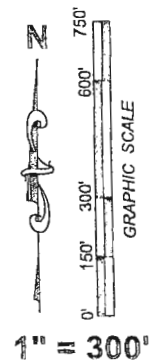
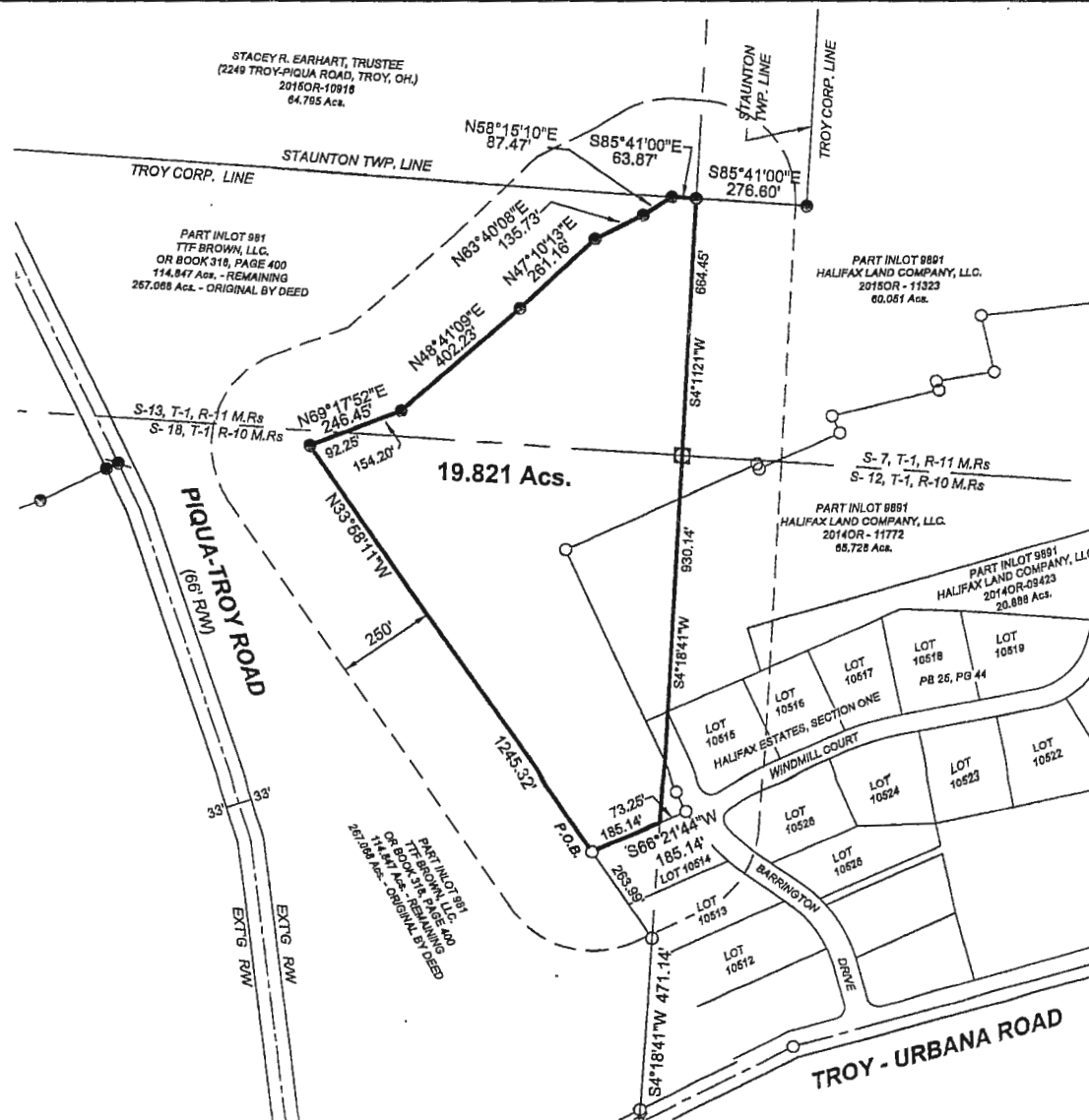
# HALIFAX

CITY OF TROY  
 SECTION 13, & SECTION 14, TOWN 1, RANGE 11 N.M.  
 SECTION 15, & SECTION 16, TOWN 1, RANGE 11 N.M.  
 TROY, OHIO 45373  
 103 BUILDING LOTS 1 PARK LOT & 1 LAKE LOT  
 104 PLOTS TOTAL - 7745.538 ACRES

SECTION ONE -  
 18 BUILDING LOTS 1 PARK LOT & 1 LAKE LOT  
 20 PLOTS TOTAL - 1007 ACRES  
 DEVELOPER: JERRY HANLOW, MANAGING MEMBER  
 HALIFAX LAND COMPANY, INC.  
 102 NORTH MARKET STREET  
 TROY, OHIO 45373  
 (937) 332-9947

SHEET NO.	1
	1
THOMAS WINEMILLER & ASSOCIATES, INC.	CIVIL & STRUCTURAL ENGINEERING - LAND SURVEYING
	1015 EAST MAIN STREET TROY, OHIO 45373 (937) 332-9947
<b>HALIFAX</b> <b>PRELIMINARY PLAN</b> JANUARY 20, 2014	
DATE	REVISION





**EXHIBIT "C"**  
**REZONING SITE PLAN**  
 ~FOR~  
**HALIFAX LAND COMPANY, LLC.**  
 JULY 19, 2016

**THOMAS WINEMILLER & ASSOCIATES, INC.**  
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
 212 WEST NATIONAL ROAD  
 VANDALIA, OHIO 45377  
 (937)-898-5882 FAX: 898-5718  
[www.winemillerengineering.com](http://www.winemillerengineering.com)

<b><u>A-R Agricultural-Residential Permitted Uses</u></b>		<b><u>R-1 Single-Residential Permitted Uses</u></b>	
	▪ Agricultural uses.		▪ Adult Family Home.
	▪ Hydroponic farms.		▪ Churches, chapels, temples, synagogues.
	▪ Public parks, playgrounds and community centers.		▪ Family Home.
	▪ Public utility.		▪ Foster Family Home.
	▪ Roadside stands – agricultural products grown on premises.		▪ Public parks, playgrounds and community centers.
	▪ Schools – primary, intermediate and secondary – public or private.		▪ Public utility.
	▪ Single family dwellings.		▪ Schools – primary, intermediate and secondary – public or private.
	▪ Veterinary office – with boarding.		▪ Single family dwellings.
	▪ Veterinary office – without boarding.		
<b><u>A-R Agricultural Residential District uses not permitted in the R-1 Zoning District</u></b>		<b><u>R-1 Single-Residential District uses not permitted in the A-R Zoning District</u></b>	
	▪ Agricultural uses.		▪ Adult Family Home.
	▪ Hydroponic farms.		▪ Churches, chapels, temples, synagogues.
	▪ Roadside stands – agricultural products grown on premises.		▪ Family Home.
	▪ Veterinary office – with boarding.		▪ Foster Family Home.
	▪ Veterinary office – without boarding.		

**ORDINANCE No.** O-46-2016

Dayton Legal Blank, Inc.

**ORDINANCE AUTHORIZING THE RELEASE OF A MORTGAGE  
AND ASSIGNMENT OF RENT AND LEASES FOR T&M TROY  
PROPERTY, LLC, AND DECLARING AN EMERGENCY**

**WHEREAS**, the City of Troy received a mortgage and an assignment of rents and leases in the year 2010 as security for a loan regarding property located at 221 SE Public Square, Troy, Ohio 45373, and

**WHEREAS**, such loan has been paid off, and it is appropriate to release the City's security for the loan,

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Troy, Ohio as follows:

**SECTION I:** That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to execute any documents necessary for the release and cancellation of the mortgage and assignment of rents and leases both dated August 31, 2010, from T&M Troy Property, LLC to the City of Troy, Ohio, and recorded September 21, 2010 in Mortgage Volume 0138, Page 851 and Page 858 respectively, Miami County Mortgage Records.

**SECTION II:** That the Director of Law of the City of Troy, Ohio, is hereby authorized and directed to cause the recording of any documents, to take any other action necessary, and to see that such release is properly filed and recorded.

**SECTION III:** That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that there is no reason for the lien to remain on the owner's property, **NOW WHEREFORE**, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: \_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council Mayor



City of Troy

Martha A. Baker  
President of Council

100 S. Market Street  
P O Box 3003  
Troy, Ohio 45373  
[www.troyohio.gov](http://www.troyohio.gov)  
[martha.baker@troyohio.gov](mailto:martha.baker@troyohio.gov)

MEMORANDUM

TO: City Council

FROM: Martha Baker, President of Council

DATE: September 7, 2016

SUBJECT: RELEASE OF MORTGAGE LIEN

A loan in the amount of \$81,216 made in 2010 to T & M Troy Property, LLC has been paid in full and the liens associated with the loan need to be released.

Loans that have been made from City loan funds over the past six years have included a provision in the legislation that when the loan is paid in full the release of the mortgage is authorized without further legislative action so that the release of the mortgage can be handled without delay. Older loans did not include that provision, so as loans have been repaid, a committee met to provide a recommendation. Starting in 2011, after review with members of the Finance Committee, I suggested that as a routine procedure, when one of the older loans is paid off, the legislation for the release of a mortgage lien is then prepared without any further committee review. A memo would be provided to Council explaining that the loan has been paid and the release of the mortgage lien needs to be approved.

Therefore, for the next meeting, there will be legislation authorizing the release of the mortgage lien on the property located at 221 SE Public Square, Troy related to the loan to T&M Troy Property, LLC. So that the liens can be released without delay, this would be emergency legislation.

This loan was from the Economic Development Revolving Loan Fund (ED RLF). The loan payments and payoff have been re-paid into the ED RLF fund to be available for other qualifying loan applicants.

Please advise if you have any questions about this.

encl.

cc: Mayor Beamish  
Mr. Titterington  
Mr. Kerber  
Mr. Dando  
Mr. Harris

**ORDINANCE No.** O-47-2016

Doyline Legal Blank, Inc.

**ORDINANCE ACCEPTING THE FINAL PLAT OF  
STONEBRIDGE MEADOWS PLANNED DEVELOPMENT  
SECTION FOUR IN THE CITY OF TROY OHIO AND  
DEDICATING RIGHT-OF-WAY**

**WHEREAS**, the final plat of Stonebridge Meadows Planned Development, Section Four was presented to the Planning Commission of the City of Troy, Ohio, and

**WHEREAS**, the plat involves the dedication of public right-of-way of 1.456 acres, and

**WHEREAS**, such plat has been submitted to this Council for approval,

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Troy, as follows:

**SECTION I:** That the final plat in the City of Troy, Ohio, to be known as Stonebridge Meadows Section Four, presented to Council and now on file with the Clerk of Council, are hereby approved and accepted.

**SECTION II:** That the roadway shown on the plat for the Stonebridge Meadows Planned Development Section Four is hereby dedicated to a public purpose.

**SECTION III:** That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said plat for record in the Office of the Recorder of Miami County, Ohio.

**SECTION IV:** That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

\_\_\_\_\_  
Mayor



City of Troy

## ITEMS OF INTEREST

**TO:** Mayor Beamish  
Mrs. Baker, President of Council  
Council Members

**FROM:** Patrick E. J. Titterington, Director of Public Service and Safety

A handwritten signature in blue ink, likely belonging to Patrick E. J. Titterington, the Director of Public Service and Safety.

**DATE:** September 16, 2016

We are providing the following for your information:

- Major Project Update:
  - Marina Building – Final punch list items are being performed. Awaiting the final inspection of the balcony.
  - Treasure Island Park - Punch list items are being performed.
  - Streetscape (East Main Street between Walnut and Mulberry Streets) – All site work is completed; a final walkthrough is being performed and the project is being closed out.
  - McKaig Road Improvements –McKaig Road from Madison Street to the alley west of Lake Street was closed June 1 for construction. Roadway is to be fully reopened to traffic before the end of the day, September 16.
  - North Market Street Bridge Project - ODOT began their project on June 6. The bridge now has three lanes open (two northbound, one southbound) and the far west lane is closed while painting of this structure is completed. Paving is to take place by the end of the day, September 16. The project is currently on schedule for completion in mid-October.
  - Hobart Arena Renovation and Expansion - The renovation began on February 29 and the Arena was closed to public on July 11. The plan is to have the ice area work completed by September 26 to begin putting ice back down for skating and hockey. Substantial completion of the project is estimated to be the first quarter of 2017.
- The 2016 Sidewalk Program bid opening was held August 25. Three bids were received. The contract has been awarded to the low bidder, L.J. DeWeese of Tipp City, OH.
- Sgt. Ryan Carsey has announced his retirement effective September 24. Sgt. Carsey has been with the City since February 1994. We wish him the very best in his retirement.

- The Troy Fire Department will hold a public open house on Sunday, October 2 from 3-5 pm at Station 2. At this open house the new Safety Squad unit will be displayed. The Safety Squad unit is a new mobile interactive educational unit. A copy of the News Release is attached.
- Trick or Treat for the City of Troy, Ohio, will be Monday, October 31, 2016, from 6:00-8:00 p.m.

**Upcoming Events in Downtown Troy**

Oct. 22	9:30 a.m.	Children's Halloween Parade
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**Upcoming Events at Treasure Island Park**

Sept. 17	9:00 a.m.	Be The Match 5k Run/Walk
Oct. 9	TBA	Championship of the National Association of Professional River Anglers
Oct. 15	6-8 p.m.	Ghost Stories on the Island

**Calendar of Meetings**

Sept. 19	7:00 p.m.	Council	City Hall Council Chambers
Sept. 21	4:00 p.m.	Rec Board	Hobart Arena
Sept. 28	3:30 p.m.	Planning Commission	City Hall
Oct. 3	7:00 p.m.	Council	City Hall Council Chambers
Oct. 4	11:00 a.m.	Park Board	City Hall
Oct.12	3:30 p.m.	Planning Commission	City Hall

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads



Troy Fire Department  
1528 North Market Street  
Troy, Ohio 45373  
[www.troyohio.gov](http://www.troyohio.gov)  
phone: (937) 339-0495  
fax: (937) 335-3735  
[Stephanie.silk@troyohio.gov](mailto:Stephanie.silk@troyohio.gov)

September 16, 2016

#### FOR IMMEDIATE RELEASE

**TROY, OHIO** - The Troy Fire Department is excited to announce the unveiling of “The Safety Squad”, a new mobile interactive education unit, to the public at an open house to be held on Sunday, October 2<sup>nd</sup> from 3 p.m. to 5 p.m. at Fire Station 2. Light snacks, fire station tours, and fire safety door prizes will be provided during the event.

The Fire Department’s innovative plan is designed to bring awareness and education to the public in an effort to keep our community safe. Our newly repurposed ambulance, “The Safety Squad”, is a unit that will be used throughout the year at highly attended community safety events, as well as, our fire prevention and school activities through fire prevention month. The Safety Squad will also transport our inflatable fire safety house. The Troy Fire Department implemented a coloring contest throughout all the elementary schools within our community. The Mayor along with the fire department selected three winning second graders in 2016, whose drawings are currently displayed on the side of The Safety Squad. The Safety Squad will help facilitate a memorable learning experience.

The Safety Squad was made possible with the assistance of generous sponsors, including The Robinson Fund, The Mercer Group, Inc., Kettering Health Network, Premier Health Partners, Stillwater Technologies, CarStar of Troy, HVACDirect.com, Erwin Chrysler Dodge Jeep, Troy Ford, Dave Arbogast Buick GMC, S. Howard Cheney, F&P America, MAK Dental Group, Steve and Marty Baker, ITW Food Equipment Group, Kerber Sheet Metal, Ohio CAT, The Olivine Design Studio, and Troy Community Radio. These community partnerships will also continue to fund our CO/Smoke Detector Program, bicycle helmet giveaways, child safety seat checks, and fire prevention education programs well into the future.

Fire Station 2 is located at 1528 North Market Street in Troy. The event is free and open to the public. For more information, please contact the fire department administrative office at 937-339-0495.

-30-







**Operations**  
**Items of Interest**  
September 16, 2016

**Street/Solid Waste – Jerry Mullins, Foreman**

- Collected and transported 246 tons of residential trash since the last report of 377 tons.
- Handled five recycling complaint and two trash complaints.
- Cleaned and swept the square and downtown area.
- Collected several compliant brush piles and T-bags.
- Continued the fourth round of sweeping. The sweeper will be out until the end of the year as weather permits. We usually can complete three to four rounds of sweeping per year.
- Used over 620 tons of asphalt on 217 repairs.
- Repaired 13 manholes.
- Replaced concrete curb on nine catch basins.
- Placed barricades and provided support for the Taste of Troy and the Winan's Half Marathon.
- Reorganized our Dye Mill Facility in preparation for our new grinding operations. We have contracted with Re-source Management, who will be grinding our brush as it comes in to the facility, creating more space and a cleaner more efficient operation.
- Replaced the Troy, Ohio USA signs on the archways leading into the square.
- Worked on the reconfiguration of West Main St. at Adams St. by adding a dedicated turn lane and improving reflectivity of signs.
- Serviced our leaf collection equipment for the fast approaching fall season.

**Electrical – Brian Ferree, Foreman**

- Completed Ohio Utilities Protection Service requests as needed.
- Completed monthly safety report for September.
- Installed a new generator transfer switch and electrical service for wells four and eighteen in the East Well Field.
- Repaired six outside light fixture at Lincoln Community Center.
- Repaired a couple of street lights at Duke Park.
- Installed two new LED flag lights at the Veteran's Memorial at Riverside Cemetery.
- Hung the American flags downtown, along Adams St., and along Staunton Rd. for Labor Day.

## **Water Distribution/Sewer Maintenance - Tom Parsons, Foreman**

- Marked numerous Ohio Utilities Protection Service tickets.
- Worked on numerous work orders for Billing and Collection.
- Completed non-pay shut-offs and reconnected them as they were paid.
- Checked numerous high consumption alerts.
- Upgraded water services at residences on Peters Rd. and South Market St.
- Repaired an 8" main break at residences on Mumford Dr.
- Replaced three catch basins north of the Market Street Bridge.
- Cleaned storm drain on Experiment Farm Rd.
- Cleaned and televised sewer lines on East Franklin St. and East Canal St.
- Assisted Water Treatment Plant staff with pulling recovery pump.

## **Water Treatment Plant – Jeff Monce**

- For the month of August 2016, the WTP pumped a total of 126.625 million gallons (MG) to our distribution system and customers in West Milton and parts of Miami County (avg. 4.085 MG/day). Total precipitation recorded at the WTP for August was 5.60". Respective totals for August in previous years are:

2015: 115.044 MG; 2.72"

2014: 124.415 MG; 1.99"

2013: 138.684 MG; 1.07"

2012: 148.345 MG; 1.38"

2011: 149.786 MG; 1.23"

2010: 136.643 MG; 2.30"

2009: 129.337 MG; 2.33"

2008: 146.863 MG; 0.64"

2007: 142.643 MG; 3.92"

2006: 140.245 MG; 3.79"

- Nine bulk water account holders withdrew a total of 303,630 gallons from the WTP Bulk Water Station during the month of August, total revenue was \$2,540.05.
- A total of 7,885,148 gallons were pumped to the Extra High Service pressure zone in northwest Troy by the EHS Booster Station for August 1-31, for an average daily consumption of 0.2544 MG.
- The well pumps and motors for production wells 13 and 14 have been removed for testing. Well 14 will be cleaned in the next month.
- A vendor completed inspections and washouts of the Stanfield and WTP backwash tanks. An inspection of the Herrlinger Tank was also completed. Barnhart Tank will be inspected and the interior pressure-washed in October.
- A malfunctioning capacitor trip switch for the 12,470 voltage primary feeder breaker was replaced by vendor.
- The east washwater recovery pump was removed and repaired by plant staff with Water Distribution staff assistance.
- City Electricians completed the upgrade of the East Well Field disconnects for wells 18 and 4E.
- Painting contractor completed the cleaning and recoating of the Train 1 raw water influent tubes.

## **Wastewater Treatment Plant – Mitch Beckner**

- The application for modification to Troy's Industrial Pretreatment Program that was submitted to the Ohio EPA last month has been approved. This modification will clarify and standardize the City's pH policy and allow more flexibility to local industries that have continuous pH monitoring capability.
- The four new screw pumps and associated equipment have been received. The contractor has removed existing pumps #3 and #4 and the replacement project is proceeding with a projected substantial completion date of November 6, 2016.
- Results from the domestic background sampling that took place in late July have been received. This is done every five years when the Plant receives its new NPDES permit in order to establish background levels of various parameters in the waste water. The data has been used to calculate allowable discharge limits for the City's industries and the resulting report has been submitted to the Ohio EPA.
- On September 7 and 8, Plant personnel gave tours to approximately 200 fourth, fifth and sixth graders from Newton Local Schools. These students were participating in the watershed education program conducted by the Miami County Park District.

**Items of Interest  
Engineering Department  
September 14, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
<b>PUBLIC WORKS PROJECTS</b>		
2015-01	MIA - Troy East Main Street Downtown Streetscape (PID 93240)	ODOT will fund a portion of this project. LJ DeWeese Co., Inc. was awarded the project. All site work is completed; a final walkthrough is being performed and the project is being closed out.
2014-16	Hobart Arena Renovation and Expansion	MSA Architects designed this project. Monarch Construction, Inc. is the general contractor. Every other week construction coordination meetings are occurring with the contractor and MSA. The Arena is shutdown to the general public until the middle of September. Construction is progressing with new concession additions, back of house, main Arena lighting and flooring and south entry addition. Staff is coordinating with contractor for upcoming events and ice in late September.
2014-17	Marina & Boathouse Renovation	Punch list items are being performed. Awaiting final inspection by a third party for final occupancy on the balcony.
2014-18	Treasure Island Marina & Park Improvements	Contractor plans to reseed at the end of this month and correct the banks of the island.
2014-12	Extra High Service (EHS) Water Tower	The Water Tower Project has been awarded to CB&I Constructors, Inc. Mobilization, stormwater piping and foundation installation has begun.
2014-03 2015-05	Water/Sewer Regionalization Study	Council authorized a contract with RA Consultants. West Milton, consultant and staff met to begin to scope the next phase of work.
2015-04	Nottingham Subdivision Sewer Gravity	Access Engineering, LLC was authorized to design a gravity sewer from the Nottingham Subdivision to Piqua-Troy Road at Troy-Urbana Road. Easement requests are being coordinated with the property owners. Final design has been completed and coordination with the developer is ongoing.
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Council approved the ODOT LPA Agreement including accepting ODOT funding and finalizing bike path easements according to federal regulations. Resurfacing is scheduled to occur SFY 2020 (calendar year July 2019). The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. Staff has begun the environmental review and right-of-way acquisition with ODOT. Staff will be awarding the design/easement agreement acquisition process to a consultant.
2015-29	West Market Street (SR 55) and Fenner Road Traffic Signal	Choice One Engineering Corp. completed the design of the signal. Bansal Construction, Inc. has been awarded the contract. Signal is operational and punch list items are being completed. Project is preparing for closeout.
2014-08	McKaig Road Improvements Phase 3	This phase includes work from Madison Street (RR tracks) to the alley west of Lake Street (end of Heywood Elementary property). Finrock Construction Co. was awarded the project at a cost not to exceed \$1,170,000.00. Base asphalt was placed last week between Ridge and Madison Street (RR tracks). Final asphalt is scheduled for Friday, September 16 with the street opening shortly after.
2015-23	North Market Street Improvements Phase 2	This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. Council authorized Choice One Engineering Corp. to design the project. Construction is anticipated to occur in 2017. Preliminary traffic study (including signal warrant at Troy-Urbana Road) is finalized. Design is progressing.

**Items of Interest  
Engineering Department  
September 14, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
2015-34	West Main Street Corridor Study from I-75 to Cherry Street	This project analyzes West Main Street between I-75 and downtown for capacity and multiple modes of transportation in order to improve safety. Six Requests for Proposals were received and are being reviewed by staff. Staff will be requesting Council to authorize awarding the study to a consultant in the coming weeks.

**ANNUAL PROJECTS**

	Sidewalk Program 2016	Sidewalk quantities are being obtained/measured for the 2016 sidewalk repair program, which is located in the following location: areas along S. Plum St., S. Cherry St., S. Walnut St. and S. Mulberry St. between Main St. and Franklin St.; S. Market St., S. Walnut St. and S. Mulberry St. between E. Franklin St. and E. Canal St.; and the area encompassed by S. Market St., E. West St., S. Clay St., Ross St., and S. Mulberry St. which include the following streets Young, Enyeart and Dakota. The contract has been awarded to LJ DeWeese Co, Inc. of Tipp City.
	Paving Program 2016	The Paving Program was coordinated with Vectren Bare Steel/Cast Iron replacement program, Water/Sewer/Storm necessary improvements, and the age of the existing street. Paving is completed with striping and cleanup. Adjustments of manholes and valve boxes is occurring as well as surface coat on Summit Ave. and Lake St.
96435	MIA - 55 - 11.83 Bridge Redecking North Market Street (PID 96435)	ODOT-Let and funded project. Construction began on June 6. The bridge will remain open. Resurfacing of N. Market St. from Water St. to Staunton Rd. will be completed as part of the redecking project at an 80/20 cost split (ODOT/City). The final phase of construction has begun with only a single lane closed on the west side of the bridge (i.e. southbound lane) and this is scheduled to last approximately 6 - 8 weeks for the underside painting. Paving occurred on Friday, September 16.
	Engineering Electronic and Hard Copy File Organization	Staff has been working with an outside contractor to make the Engineering electronic/hard copy files organized in such a way that all staff can have access to most documents. This will improve efficiency with document filing and reduce the volume of space necessary. Staff re-implemented project numbers. Record drawings organization, personnel files clean-up, and project processes continue. P&Z files are also being organized. Records retention and organization of the Zoning hard copy files are being analyzed and implemented. Record drawings, electronic and hard copy, are being inventoried by an intern.
2015-11	Updating City Construction Standards	Staff is working with Choice One Engineering Corp. (COEC) to update the standards. A review meeting occurred and updates are being completed by COEC. Review meetings continue to occur to review the marked-up standards with street standards review remaining
	Sensus Analytics Controlled Launch	Pilot testing is ongoing and coordination continues with Sensus and CMI.
	GPS Data Collection	Collection of data continues. Staff is obtaining OUPS markings from the Vectren gas main work occurring throughout the City and other construction/maintenance activities from City staff or contractors.
	Sidewalk, Driveway, Water, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested with replacements and new development.



**Items of Interest  
Engineering Department  
September 14, 2016**

<b>PROJ #</b>	<b>PROJECT TITLE</b>	<b>PROJECT STATUS</b>
<b>SUBDIVISION PROJECTS</b>		
2016-10	Stonebridge Meadows	Section 3 construction has intermediate asphalt with final grading occurring for house pad elevations. Site conditions improved by developer and home builder; City proceeds with site reviews. Section 4 forwarded to Council for approval.
2015-06	Nottingham	Section 8 construction has intermediate course complete and housing development is ongoing. Section 9 has Intermediate course of asphalt placed and house construction is beginning.
2012-08	Edgewater	Section 7 has obtained final course of asphalt, and escrow agreement will be held until final buildout of subdivision. Section 8 was approved by Council. Construction will begin in the next month.
2015-07	Halifax	Section 1 underground utilities installation and the initial course of asphalt have been installed. House construction has begun. Staff has been asked to look into lighting options. Section 2 is being rezoned for development.
2007-25	Hawk's Nest	Section 2 awaiting final course of asphalt. The contractor began the punch list and final asphalt is anticipated to begin in the next couple of months.
2016-02	Legacy Grove	A developer has revised his request for a plat of land along McKaig Road east of Concord Elementary School.
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch lists have been completed and will be sent to the developer in order to attempt to complete the subdivision. Section 4 plat has been approved. Construction has not begun.
2003-35	Villages of Concord (formerly Oakmont)	Section 5 is awaiting final punch list and final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch list has been created and forwarded the developer in order to attempt to complete the subdivision. Staff has reached out to developer to encourage completion of development without assessment process. Staff is formulating a letter to the developer.

Law Enforcement Activity Report  
8/1/2016 TO 8/24/2016

**Ordinance Cases Filed**

<b>Criminal</b>	
City of Troy Planning and Zoning	6
Piqua Police Department	1
Sheriff's Department - Miami County	19
Troy Police Department	4
	<b>30</b>
<b>Traffic</b>	
Covington Police Department	5
Huber Heights Police Department	2
Piqua Police Department	20
Tipp City Police Department	37
Troy Police Department	73
West Milton Police Department	7
	<b>144</b>

**State Cases Filed**

<b>Criminal</b>	
Bethel/Sheriff	1
Bradford/Sheriff	2
Covington Police Department	2
Dog & Kennel	16
Miami County Health Board	15
Ohio State Patrol	12
Personal	4
Piqua Police Department	79
Sheriff's Department - Miami County	43
Tipp City Police Department	28
Troy Police Department	111
West Milton Police Department	20
Wildlife	1

Law Enforcement Activity Report  
8/1/2016 TO 8/24/2016

	334
<hr/>	
<b>Traffic</b>	
<hr/>	
Bethel/Sheriff	16
City of Union	1
Covington Police Department	6
Eliz. Twp./Sher. (nullify 1/1/2012)	1
Ohio State Patrol	350
Piqua Police Department	16
Sheriff's Department - Miami County	105
Tipp City Police Department	19
Troy Police Department	74
West Milton Police Department	13
	601
<hr/>	
<b>Grand Total:</b>	<b>1,109</b>
<hr/>	



# TROY FIRE DEPARTMENT

1528 North Market Street Troy, OH 45373

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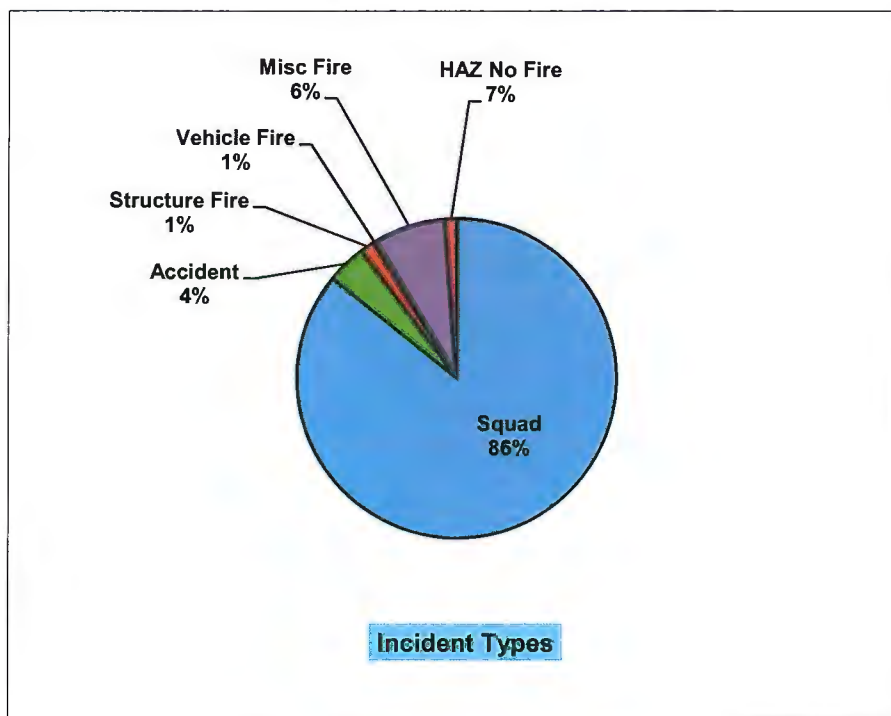
Here are the department's statistics for the month of August. The department has been very active with incidents, training, fire prevention education and inspections.

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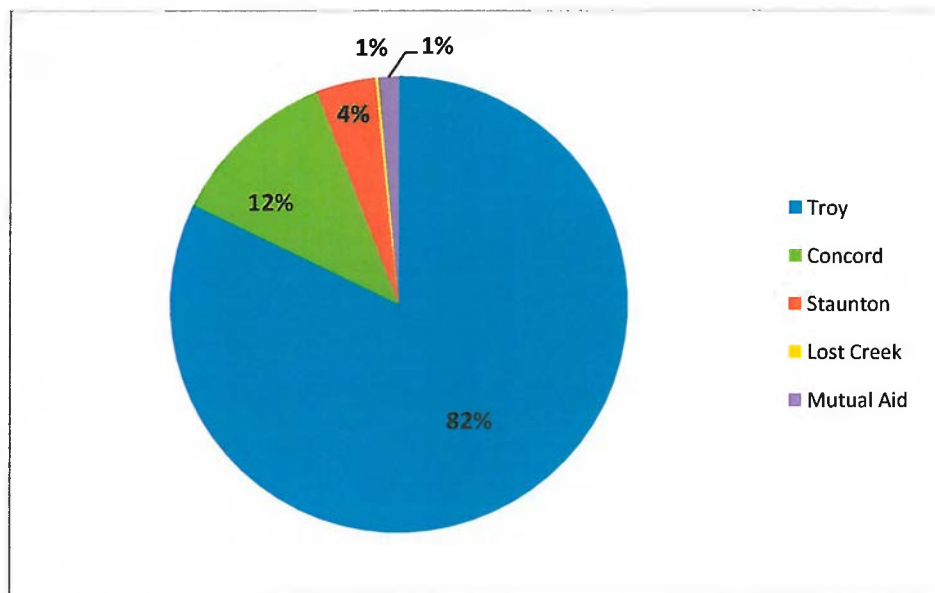
## August Incidents

Incidents		
	Total	% of Fire Calls
Squad	409	86%
Accident	19	4%
Structure Fire	7	1%
Vehicle Fire	1	1%
Misc. Fire	6	1%
HAZ No Fire	35	7%
Total Fire Call	477	100%



## August Troy Fire Department Incidents

Incidents							
	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	% of Fire Calls
<b>Squad</b>	338	48	16	0	7	<b>409</b>	86%
<b>Accident</b>	13	3	2	1	0	<b>19</b>	4%
<b>Structure Fire</b>	5	1	1	0	0	<b>7</b>	1%
<b>Vehicle Fire</b>	1	0	0	0	0	<b>1</b>	1%
<b>Misc. Fire</b>	30	4	1	0	0	<b>35</b>	7%
<b>HAZ No Fire</b>	5	1	0	0	0	<b>6</b>	1%
<b>Total Incidents</b>	<b>392</b>	<b>57</b>	<b>20</b>	<b>1</b>	<b>7</b>	<b>477</b>	100%



Total Response Report				
	EMS Responses	Fire Responses	Total	% of Total
Troy	351	36	<b>387</b>	82%
Concord	51	5	<b>56</b>	12%
Staunton	18	2	<b>20</b>	4%
Lost Creek	1	0	<b>1</b>	1%
Mutual Aid	7	0	<b>7</b>	1%
<b>Total</b>	<b>428</b>	<b>43</b>	<b>471</b>	100%

## August Troy Fire Department Responses

### Fire Responses

Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total
Engine-1	81	12	6	0	0	99
Engine-2	10	0	0	0	0	10
Engine-3	6	1	0	0	0	7
Tanker-1	0	1	0	0	0	1
Tower-1	1	0	0	0	0	1
Grass-1	0	2	0	0	0	2
Truck-8	15	1	2	0	0	18
<b>Total</b>	<b>113</b>	<b>17</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>138</b>

Medic Assists					
	Troy	Concord	Staunton	Lost Creek	Total
Engine 1	51	7	5	0	63
Truck-8	15	1	2	0	18
Grass-1	0	0	0	0	0
<b>Total</b>	<b>66</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>81</b>

### EMS Responses

EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Other	Total
Medic-1	124	13	1	0	3	141
Medic-2	118	23	14	1	2	158
Medic-3	115	15	3	0	1	134
Medic-4	0	0	1	0	0	1
<b>Total</b>	<b>357</b>	<b>51</b>	<b>19</b>	<b>1</b>	<b>6</b>	<b>434</b>

Dollar Value Saved & Loss Analysis August 2016

Dollar Value Saved & Loss Analysis August 2016				
Total Value	Total Loss	Total Saved	Percent Loss	Percent Saved
\$ 0	\$ 0	\$ 0	0%	100%

The month of August had no fires with damages in excess of \$10,000.

The following are the statistics for the Fire Prevention Bureau. We have been very busy in public education, inspections, consultations and responding to emergency incidents. We are currently fully staffed and are working diligently on multiple projects.



## August Fire Prevention Stats

<b>General Inspections:</b>	111
<b>Re-Inspections:</b>	15
<b>Plan Reviews:</b>	10
<b>Fire Prevention Permits:</b>	9
<b>Fire Investigations:</b>	0
<b>Fire Responses:</b>	0
<b>Ambulance Responses:</b>	2
<b>Public Education Events:</b>	7
<b>Persons in Attendance at PE Events:</b>	395
<b>Car Seats:</b>	1
<b>Short Shift Hours:</b>	17

## MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: September 14, 2016

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from August 31, 2016 to September 14, 2016. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 17 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. If the property owner does not pay the invoice, the cost will be assessed to the property taxes.

CITY OF TROY  
 PERMIT WORK TYPE STATISTICS REPORT  
 PERMIT DATE: 08/31/2016 TO 09/14/2016

SUBTOTALS	PERMITS	FEEs	EST. COST
D DEMOLITION-RESIDENTIAL	1	14.00	0
F FENCE	3	40.00	0
OC MEDICAL	1	50.00	0
OC RESTAURANT	1	50.00	0
S WALL SIGN	2	95.00	0
ST SEWER TAP - RES	3	3,600.00	0
WT WATER TAP-RES	3	6,000.00	0
Z PATIO	1	25.00	0
Z SINGLE FAMILY W/BASMNT	2	199.98	0
=====			
GRAND TOTAL	17	\$10,073.98	

CITY OF TROY - WARD ONE  
PERMIT REPORT  
08/31/2016 TO 09/14/2016

2016188Z	8/31/2016	1043 BARRINGTON DR	HARLOW BUILDERS INC	0
SINGLE FAMILY W/BASMNT	N/A		701 N MARKET ST	102.33
	10527			LV 2166
	SINGLE FAMILY RES W/BASEMENT, 8/26/16	TROY, OH 45373		NL 901
	HALIFAX ESTATES	0/0/		BA 2166

/

CITY OF TROY - WARD TWO  
PERMIT REPORT  
08/31/2016 TO 09/14/2016

2016077S	9/1/2016	439 ELM ST N	CITY OF TROY	0	HAAS SIGNS
WALL SIGN	N/A		100 MARKET ST S	55.00	3055 S CO RD 25A
	N/A			LV	0 TROY, OH 45373
	SIGN PERMIT, 8/29/16	TROY, OH 45373		NL	0 937-552-7787
		0/0/		BA	0

/

2016039OC	9/1/2016	439 ELM ST N	CITY OF TROY	0	
RESTAURANT	N/A		100 MARKET ST S	50.00	
	N/A			LV	0
	SMITH'S BOATHOUSE REST, LLC	TROY, OH 45373		NL	0
		0/0/		BA	0

/

CITY OF TROY - WARD THREE  
PERMIT REPORT  
08/31/2016 TO 09/14/2016

No permits were issued in Ward Three from 08/31/2016 TO 09/14/2016.

CITY OF TROY - WARD FOUR  
PERMIT REPORT  
08/31/2016 TO 09/14/2016

3072ST	9/13/2016	1705 EDGEWOOD DR	HARLOW BUILDERS INC	0
SEWER TAP - RES	N/A		701 N MARKET ST	1200.00
	N/A			LV 2166
	5/8" SEWER TAP - RESIDENTIAL, 9/13/16	TROY, OH 45373		NL 749
	HAWKS NEST, SEC 1	0/0/		BA 2166

/



1329WT	9/13/2016	1705 EDGEWOOD DR	HARLOW BUILDERS INC	0
WATER TAP-RES		N/A	701 N MARKET ST	2000.00
		N/A		LV 2166
		3/4" WATER TAP - RESIDENTIAL, 9/13/16	TROY, OH 45373	NL 749
		HAWKS NEST, SEC 1 0/0/		BA 2166

CITY OF TROY - WARD FIVE  
PERMIT REPORT  
08/31/2016 TO 09/14/2016

2016091F	9/8/2016	1421 COVENT RD	TAYLOR, REBECCA	0
FENCE		N/A	1421 COVENT RD	10.00
		N/A		LV 0
		FENCE, 9/2/16	TROY, OH 45373	NL 0
		N/A 0/0/		BA 0

2016009D	9/1/2016	538 LAKE ST	HEDRICK, DENISE	0
DEMOLITION-RESIDENTIAL		D08020200	538 LAKE ST	14.00
		N/A		LV 0
		DEMOLITION - DETACHED GARAGE, 8/29/16	TROY, OH 45373	NL 0
		0/0/		BA 0

CITY OF TROY - WARD SIX  
PERMIT REPORT  
08/31/2016 TO 09/14/2016

2016090F	9/8/2016	3295 HEATHERSTONE DR	INGLE, RYAN	0
FENCE		N/A	3295 HEATHERSTONE DR	20.00
		10556		LV 0
		FENCE, 9/6/16	TROY, OH 45373	NL 0
		STONEBRIDGE MEADOWS 0/0/		BA 0

2016190Z	9/8/2016	3306 HEATHERSTONE DR	RYAN HOMES	0
SINGLE FAMILY W/BASMNT		N/A	884 PLEASANT VALLEY DR	97.65
		10566		LV 3676
		SINGLE FAMILY RES W/BASEMENT	SPRINGBORO, OH 45066	NL 492
		STONEBRIDGE MEADOWS 0/0/		BA 597

3070ST	9/1/2016	3306 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		10566		LV 3676
		SEWER TAP - RESIDENTIAL, 9/1/16	SPRINGBORO, OH 45066	NL 492
		STONEBRIDGE MEADOWS 0/0/		BA 597

1327WT	9/1/2016	3306 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		10566		LV 3676
		3/4" WATER TAP - RESIDENTIAL, 9/1/16	SPRINGBORO, OH 45066	NL 492
		STONEBRIDGE MEADOWS		BA 597
		/		
1328WT	9/1/2016	3314 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		10564		LV 2734
		3/4" WATER TAP - RESIDENTIAL, 9/1/16	SPRINGBORO, OH 45066	NL 767
		STONEBRIDGE MEADOWS		BA 1388
		/		
3071ST	9/1/2016	3314 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		10564		LV 2734
		5/8" SEWER TAP - RESIDENTIAL, 9/1/16	SPRINGBORO, OH 45066	NL 767
		STONEBRIDGE MEADOWS		BA 1388
		/		
2016038OC	9/1/2016	1741 MAIN ST W	GROTE PROPERTIES	0
MEDICAL		N/A	98 CRAIG N, UNIT 18	50.00
		N/A		LV 0
		OCCUPANCY PERMIT, 8/26/16	PASADENA, CA 91107	NL 0
		N/A		BA 0
		/		
2016076S	9/1/2016	1741 MAIN ST W	GROTE PROPERTIES	0 HAAS SIGNS
WALL SIGN		N/A	98 CRAIG N, UNIT 18	40.00 3055 S CO RD 25A
		N/A		LV 0 TROY, OH 45373
		SIGN PERMIT, 8/22/16	PASADENA, CA 91107	NL 0 937-552-7787
		N/A		BA 0
		/		
2016089F	9/1/2016	504 MEADOW BRIDGE WAY	MAYBERRY, TINA	0
FENCE		N/A	504 MEADOW BRIDGE WAY	10.00
		10377		LV 0
		FENCE, 8/26/16	TROY, OH 45373	NL 0
		/		BA 0
2016189Z	9/8/2016	2741 MEADOWPOINT DR	MITCHELL, KEVIN	0 DALTON CONSTRUCTION
PATIO		D08103938	2741 MEADOWPOINT DR	25.00 612 SHAFTSBURY RD
		N/A		LV 0 TROY, OH 45373
		PATIO, 9/6/16	TROY, OH 45373	NL 0 937-875-0699
		STONEBRIDGE ESTATES1		BA 0
		/		

CITY OF TROY - WARD ONE  
VIOLATIONS BY ADDRESS  
08/31/2016 TO 09/14/2016

1329 LEE RD	TRASH & DEBRIS N/A	09/08/16 20161633	09/08/16 CORNETT, MARVIN	01/06/17	
9-6-16 sb Cleanout. Certified, follow up 9-20-16.					
530 MAPLEWOOD DR	TRASH & DEBRIS N/A	09/12/16 20161650	09/12/16 BODEY, KRISTOPHER WALLACE	01/10/17	
9-12-16 sb Trash, certificate. Pallets, lawnmower tires, old wood boards, just misc. trash about the property. Follow up 9-20-16.					
530 MAPLEWOOD DR	TALL WEEDS/GRASS N/A	08/31/16 20161581	08/31/16 BODEY, KRISTOPHER WALLACE	08/31/17	
8-31-16 sb Tall weeds, certificate, follow up 9-8-16.					
9-2-16 sb Message from Amanda Hutchinson 703-3127, grass has been cut.					
9-9-16 sb Grass ok, follow up 9-22-16.					
1002 MYSTIC LN S	TEMP SIGN-NO PERMIT	09/08/16 20161631	09/08/16 SIMON, ANTHONY	01/06/17	09/13/16
9-6-16 sb Temp. contractor sign in yard with no permit. Certificate, follow up 9-13-16.					
9-13-16 sb Sign gone. Close.					
416 OHIO AVE	TALL WEEDS/GRASS CULBERTSON HEIGHTS	08/31/16 20161582	08/31/16 NEWMAN, ROBERT	08/31/17	
8-31-16 sb Tall weeds, certified, follow up 9-12-16.					
9-7-16 sb Green card dated 9-2-16. Follow up 9-8-16.					
9-9-16 sb Grass ok, follow up 9-22-16.					
1355 SHERIDAN CT	TALL WEEDS/GRASS HERITAGE HILL 8	09/12/16 20161648	09/12/16 LIETTE, EDWIN	09/12/17	
9-12-16 sb Tall weeds, certified, follow up 9-21-16.					
1191 SKYLARK DR	BRUSH LETTER HERITAGE HILLS 1	09/08/16 20161634	09/08/16 VAUGHN, ROCHELLE	01/06/17	
9-6-16 sb Brush, certificate, follow up 9-14-16.					
580 STAUNTON COMMONS DR	TRASH & DEBRIS	09/12/16 20161651	09/12/16 DAYTON RESIDENTIAL PROP LL	01/10/17	
9-12-16 sb Couch by the Dumpster. Certified along with sign violation letter. Follow up 9-21-16.					
580 STAUNTON COMMONS DR	SIGN VIOLATIONS	09/12/16 20161652	09/12/16 DAYTON RESIDENTIAL PROP LL	01/10/17	
9-12-16 sb "Subdivision" sign was refaced without a permit. Certified letter along with trash letter. Apply for permit by 9-21-16.					
692 STONYRIDGE AVE	BRUSH LETTER N/A	09/08/16 20161632	09/08/16 INDERRIEDEN, MARY	01/06/17	
9-6-16 sb Brush. Certified, follow up 9-19-16.					
1300 STONYRIDGE AVE	ZONING PROBLEMS NORTHBROOK 5	09/06/16 20161607	09/06/16 SIMMS, EVA	01/04/17	09/12/16
9-1-16 sb Built a shed w/no permit. Certificate, follow up 10-3-16.					
9-6-16 sb Eva Simms tel. (older lady, can't drive). She will have her sister bring her in 9-9-16 to apply for a permit.					
9-12-16 sb Applied for permit. Close.					
994 TERRY DR	TALL WEEDS/GRASS HERITAGE HILLS 1	09/08/16 20161630	09/08/16 SMITH, DAVID	09/08/17	
9-6-16 sb Tall grass, certificate, follow up 9-15-16.					

CITY OF TROY - WARD TWO  
VIOLATIONS BY ADDRESS  
08/31/2016 TO 09/14/2016

304 ELM ST N	BRUSH LETTER	09/01/16 20161598	09/01/16 HARBAUGH-FROCK, JENNIFER & COMPLETED	12/30/16	09/12/16
9-1-16 dp I noticed a pile of brush that first appeared to be 306 N Elm St. but upon further investigation of property lines via an aerial, it belongs here and does not appear bundled. Certificate follow-up 9-7-16.					
9-7-16 dp Debris remains send 48 hr follow up 9-12-16.					
9-12-16 dp I spoke with this owner at great length on Friday the 9th. He said that his neighbor put this out and it is right at the property line. I am closing this and sending this to his neighbor at 308 N Elm.					
308 ELM ST N	BRUSH LETTER	09/12/16 20161653	09/12/16 HURLEY, VEDA	01/10/17	
9-12-16 dp I sent this originally to 304 but this owner has called and stated that 308 is the location that has put this out. This owner passed away within the last year and according to B&C a Tina King at 2880 W, Main St. Troy is handling this location. Certificate to Ms. King follow up 9-19-16.					
920 FAIRFIELD RD	VEGETATION OVER SIDEWALK	09/08/16 20161629	09/08/16 SCHOENEWEIS, JENNIFER	09/08/16	
9-6-16 sb Willow tree hanging over the sidewalk (corner lot) causing sight distance issues. Friendly letter. Follow up 9-21-16					
801 FRANKLIN ST E	BRUSH LETTER	09/09/16 20161640	09/09/16 LUTZ, ASHLEY J & WILLIAM	01/07/17	
9-9-16 dp Noticed a large unbundled/unbagged pile of brush in the curb gutter. Certificate follow up 9-15-15.					
100 HARRISON ST	TALL WEEDS/GRASS	09/13/16 20161661	09/13/16 LA FIESTA INC.	09/13/17	
9-13-16 dp TW Certificate follow up 9-21-16.					
916 JEFFERSON ST	TALL WEEDS/GRASS	09/01/16 20161599	09/01/16 KING, CHRISTINA	09/01/17	
9-1-16 dp TW Certificate follow up 9-8-16.					
9-8-16 dp Grass ok follow up 9-22-16.					
924 JEFFERSON ST	TALL WEEDS/GRASS	09/01/16 20161600	09/01/16 HOLYCROSS, DARELL & DAVID	09/01/17	
9-1-16 dp TW Certificate follow up 9-8-16.					
9-8-16 dp NTE follow up 9-15-16.					
323 MAIN ST E	SHRUBBERY-OVERGROWN	09/07/16 20161610	09/07/16 WELLMAN, BRANDON	01/05/17	
9-7-16 dp Complaint of overgrowth of shrubbery hanging over the alleyway. Certificate follow up 9-14-16.					
323 MAIN ST E	TALL WEEDS/GRASS	09/07/16 20161609	09/07/16 WELLMAN, BRANDON	09/07/17	
9-7-16 dp Complaint of TW especially in the rear yard. Certificate follow up 9-14-16.					
603 MARKET ST N	TALL WEEDS/GRASS	09/13/16 20161659	09/13/16 WOODARD, ROSEMARY	09/13/17	
9-13-16 sb Tall grass, certificate, follow up 9-21-16.					
815 WATER ST W	TRASH & DEBRIS	08/31/16 20161572	08/31/16 BARGA, MARVIN, ELITE PROP TRASH REMOVED	12/29/16	09/13/16
8-31-16 dp Noticed a large amount of trash and debris in the curb lawn. This looks like a move out, Certified follow up 9-6-16.					
9-12-16 dp Green card back dated 9-7-16 follow up 9-11-16.					
9-13-16 dp Debris gone close.					

CITY OF TROY - WARD THREE  
VIOLATIONS BY ADDRESS  
08/31/2016 TO 09/14/2016

525 CLAY ST S	TRASH & DEBRIS	08/31/16 20161564	08/31/16 KINNEY, BONNIE	12/29/16 TRASH REMOVED	09/06/16
8-30-16 dp Trash and debris out in the curb lawn. Both ways follow up 9-6-16. 9-6-16 dp Green card back dated 9-2-16. I was by this location today and the trash is gone, close.					
1304 CLAY ST S	TALL WEEDS/GRASS N/A	09/13/16 20161662	09/13/16 HOPSECKER, KIMBERLY A	09/13/17	
9-13-16 dp TW Certificate follow up 9-21-16.					
510 CRAWFORD ST S	TRASH & DEBRIS	09/07/16 20161612	09/07/16 MR. ROBERT L. MEEK	01/05/17	
9-6-16 dp Noticed more trash in the curb lawn. This is vacant and I believe the owner is placing move out items for trash. Both ways follow up 9-13-16. 9-12-16 dp Green card back dated 9-9-16 I received a VM from Mr Meek stating that this would be gone by Wednesday this week. I will allow the extra requested time and follow up Thursday 9-15-15.					
613 DAKOTA ST E	TALL WEEDS/GRASS N/A	09/06/16 20161604	09/06/16 FUNDERBURG, NATHANIEL J	09/06/17	
9-6-16 dp Complaint of TW, Certified follow up 9-13-16. 9-12-16 dp Green card back dated 9-8-16 follow up 9-14-16. 9-14-16 dp Grass ok follow up 9-28-16.					
613 DAKOTA ST E	TRASH & DEBRIS N/A	09/06/16 20161605	09/06/16 FUNDERBURG, NATHANIEL J	01/04/17 REMOVED BY CONTRACTOR	09/13/16
9-6-16 dp Complaint of trash in the front yard, appears to be a move out, Certified follow up 9-11-16. 9-12-16 dp Green card back dated 9-8-16 follow up 9-12-16. 9-13-16 dp Trash from a move out remains but the grass has been cut send to OZ close.					
138 DAKOTA ST W	TRASH & DEBRIS N/A	09/07/16 20161611	09/07/16 PENNY MAC LOAN SERVICES LL	01/05/17	
9-7-16 dp Complaint of trash about the property. This appears vacant now and is now in a new owner's name (a bank), Certified letter follow up 9-12-16.					
40 FRANK ST S	BRUSH LETTER N/A	09/13/16 20161660	09/13/16 WELBAUM, THOMAS R	01/11/17	
9-13-16 dp I noticed a pile of unbundled/unbagged brush in the curb gutter and curb lawn. Certificate follow up 9-19-16.					
826 FRANKLIN ST E	BRUSH LETTER N/A	09/01/16 20161597	09/01/16 VERES, RICHARD & MARGUERIT	12/30/16 DEBRIS REMOVED	09/09/16
9-1-16 dp I noticed some large diameter cut logs and brush from a tree behind the sidewalk on the curblawn impedeing the walkway. Certified with cc to tenant follow up 9-7-16. 9-6-16 dp Green card back datred 9-2-16, I received a VM from this owner today and he said the individual he hired to remove this did not do as he was paid to do and he will be getting this removed asap. I will follow up 9-9-16. 9-9-16 dp Brush gone close.					
503 GRANT ST	TALL WEEDS/GRASS	08/31/16 20161578	08/31/16 LURIE, JOSHUA	08/31/17	
8-31-16 sb Tall weeds, certificate, follow up 9-8-16. 9-9-16 sb Grass ok, follow up 9-22-16.					
1057 MAIN ST E	TALL WEEDS/GRASS	08/31/16 20161567	08/31/16 MONTGOMERY, JUNE	08/31/17	
8-30-16 dp TW, I spoke with an individual monday morning this week and he said he would mow this that day, which did not happen. Certificate letter with follow up 9-8-16.					

9-8-126 dp Grass ok follow up 9-22-16.

522 MARKET ST S	VEGETATION OVER ALLEY	08/31/16 20161587	WILLIAMS, MATTHEW	COMPLETED	09/12/16
8-31-16 sb Shrubs overhanging alley. Friendly letter to trim, follow up 9-8-16.					
9-12-16 sb Bushes cut, close.					
534 MARKET ST S	VEGETATION OVER ALLEY	08/31/16 20161586	WESTFALL, KERMIT	CLOSE	09/12/17
8-31-16 sb Complaint of shrubs hanging over alley. Sent friendly letter requesting they trim the vegetation. Follow up 9-8-16.					
9-12-16 sb Shrubs still hanging over alley. Closing because I have no code that I can cite as a violation.					
312 MULBERRY ST S	TRASH & DEBRIS	08/31/16 20161566	UTRECHT, LYNN	TRASH REMOVED	09/06/16
8-30-16 dp Trash and debris out more than 24 hrs prior to trash day, blocking the sidewalk and appears to be "move out" items					
Both ways follow up 9-6-16.					
9-6-16 dp Trash gone close.					
329 MULBERRY ST S	TALL WEEDS/GRASS	08/31/16 20161565	SNYDER, BRIAN E & BARBARA		
8-30-16 dp TW Both ways follow up 9-8-16.					
9-12-16 dp Green card back not dated follow up 9-17-16.					
1223 MULBERRY ST S	TALL WEEDS/GRASS	08/31/16 20161573	FESSLER, KIRA K		
8-31-16 dp TW Certificate follow up 9-8-16.					
9-8-16 dp Grass ok follow up 9-22-16.					
1225 MULBERRY ST S	TALL WEEDS/GRASS	08/31/16 20161574	FULLERTON, ERIC		
8-31-16 dp TW Certified with cc to tenant follow up 9-8-16.					
9-6-16 dp Green card back dated 9-3-16, but I noticed this has been mowed. I will still follow up 9-20-16.					
225 OAK ST	TALL WEEDS/GRASS	09/01/16 20161595	HOPKINS, ANTHONY		
9-1-16 dp TW Certificate follow up 9-8-16.					
9-8-16 dp Grass ok follow up 9-22-16.					
1111 PATTON ST	BRUSH LETTER	09/07/16 20161613	T M & C INVESTMENTS LTD	DEBRIS REMOVED	09/13/16
9-7-16 dp Complaint of brush in the front. Certificate, to owner with cc to tenant follow up 9-13-16.					
9-13-16 dp Debris gone close.					
1115 PATTON ST	BRUSH LETTER	09/07/16 20161614	CLEMMONS, DEAN		
9-7-16 dp Complaint of brush in the front yard. Certificate follow up 9-13-16.					
9-13-16 dp No debris in the front yard or street now but has all been moved to the rear yard. Follow up 9-19-16.					
204 PLUM ST S	TALL WEEDS/GRASS	09/08/16 20161638	ELLEMAN, PAULINE		
9-6-16 sb Tall grass, certified, follow up 9-16-16.					
9-13-16 sb Gerald Elleman tel 937-335-8630. He will have mowed by 9-15-16.					
616 SCOTT ST	TALL WEEDS/GRASS	09/01/16 20161596	MONCADO, VINCENT		
9-1-16 dp TW Certificate follow up 9-8-16.					
9-8-16 dp TW to OZ follow up 9-26-16.					

222 SHORT ST S	BRUSH LETTER N/A	08/31/16 20161577	08/31/16 BEITZEL, DOUGLAS	12/29/16 DEBRIS REMOVED	09/07/16
8-31-16 sb Brush in ROW. Certificate, follow up 9-7-16. 9-7-16 sb Brush gone. Close.					
-----					
232 SHORT ST S	BRUSH LETTER	08/31/16 20161576	08/31/16 PARKER, SUE	12/29/16 REMOVED BY CONTRACTOR	09/12/16
9-1-16 sb Huge pile of brush on Race St side. Certificate, follow up 9-7-16. 9-7-16 sb Brush still there, send 48 hr notice. Follow up 9-12-16. 9-12-16 sb Majority of pile gone, small pile still there of debris. Send to OZ, close.					
-----					
509 UNION ST S	TALL WEEDS/GRASS N/A	09/07/16 20161615	09/07/16 ROBBINS, LESTER A	09/07/17	
9-7-16 dp TW Certificate follow up 9-15-16.					
-----					
540 UNION ST S	FENCE NO PERMIT N/A	09/07/16 20161617	09/07/16 STAPLETON LLC, CHARLES D	09/07/16	
9-7-16 dp Noticed a fence being erected along the drive with no permit. Letter sent both ways to owner with cc to tenant follow up 9-15-15.					
-----					
1118 WALKER ST	TALL WEEDS/GRASS	08/31/16 20161571	08/31/16 DAVIS, RUTH	08/31/17	
8-30-16 dp TW Certificate follow up 9-8-16. 9-8-16 dp Grass ok follow up 9-22-16.					

CITY OF TROY - WARD FOUR  
VIOLATIONS BY ADDRESS  
08/31/2016 TO 09/14/2016

126 MARKET ST W	TALL WEEDS/GRASS N/A	08/31/16 20161570	08/31/16 MONTGOMERY, JUNE	08/31/17	
8-30-16 dp TW Certificate with cc to tenant follow up 9-8-16. 9-8-16 dp Grass ok follow up 9-22-16.					
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190 MARKET ST W	TALL WEEDS/GRASS N/A	08/31/16 20161569	08/31/16 MIKOLAJEWSKI, ESTER E	08/31/17	
8-30-16 dp this location is vacant and in checking with B&C this owner has passed and Dungan and Lefevre Law firm is handling her estate. I spoke with Cathy O. in regards to this issue and she said to mail this to them c/o her estate and that this has a reverse Mtg. and will be going back to the bank. Certificate follow up 9-8-16. 9-8-16 do tW to OZ follow up 9-26-16.					
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317 MARKET ST W	TALL WEEDS/GRASS N/A	08/31/16 20161585	08/31/16 LAND, BRUCE	08/31/17	
8-31-16 sb Tall grass, certificate, follow up 9-8-16. 9-12-16 sb Grass ok, follow up 9-22-16.					
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2331 MARKET ST W	SIGN VIOLATIONS	09/06/16 20161608	09/06/16 FIVE SG LLC	01/04/17	
9-6-16 dp The sign has once again come uncovered. Letter both ways giving until the 30th of September or I will send this to court.					
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1312 MC KAIG AVE	TRASH & DEBRIS	09/08/16 20161624	09/08/16 TERRACE RIDGE ASSOC	01/06/17	
9-6-16 sb Couch by Dumpster. Certified and certificate, follow up 9-19-16.					

CITY OF TROY - WARD FIVE  
VIOLATIONS BY ADDRESS  
08/31/2016 TO 09/14/2016

1557 COVENT RD	TRASH & DEBRIS WESTBROOK 3	08/31/16 20161568	08/31/16 KOCH, MATTHEW J & AMANDA M	12/29/16 TRASH REMOVED	09/06/16
8-30-16 dp Noticed a pile of tires and other debris in the curblawn out for trash removal, tires and what appears to be construction debris which is not accepted. Certificate follow up 9-6-16.					
9-6-16 dp Trash gone close.					
505 CRESCENT DR	TRASH & DEBRIS	09/08/16 20161623	09/08/16 TROY HOUSING OPPORTY UNITE	01/06/17	
9-6-16 sb Trash around Dumpster, certified and certificate, follow up 9-19-16.					
541 DORSET RD S	BRUSH LETTER WINDRIDGE PLACE 3	09/07/16 20161616	09/07/16 WAGERS, CHRISTOPHER & KATI	01/05/17 DEBRIS REMOVED	09/13/16
9-7-16 dp Large tree limb in the street gutter. Certificate follow up 9-13-16.					
9-13-16 dp Debris gone close.					
286 DORSET RD S	BRUSH LETTER SOUTHBROOK3	09/08/16 20161627	09/08/16 LAMPERT, WILLIAM	01/06/17	
9-6-16 sb Pile of brush. Certified, follow up 9-20-16.					
919 KENT LN	BRUSH LETTER N/A	08/31/16 20161580	08/31/16 GRIFFIETH JR., HARRY	12/29/16 DEBRIS REMOVED	09/07/16
8-31-16 sb Brush in street, not bundled. Certificate, follow up 9-7-16.					
9-7-16 sb Brush gone. Close.					
346 LAKE ST	ZONING PROBLEMS N/A	09/12/16 20161649	01/10/17 MCCOY, DIMITRIUS		
9-12-16 sb Inspected this property in January of 2016. The foundation had been formed and gravel laid, but that was all. Inspected again in July of 2016, no further progress made. Sent a friendly letter asking when they thought this would be complete - no response. Inspected today, 9/12/16 and found no further progress made.					
(Hobby shop building. Looking at building from alley, 5' from left, 5' from rear. More than 10' from back of house.					
1-7-16 sb The foundation is formed and gravel is down in form.					
7-25-16 sb no further progress has been made. Sending a friendly letter asking for a completion date.					
9-12-16 sb No further progress. Send violation for having a structure-no permit. Follow up 10-13-16.					
502 LAKE ST	TRASH & DEBRIS	08/31/16 20161583	08/31/16 BELL, AMBER	12/29/16 TRASH REMOVED	09/06/16
8-31-16 sb Trash on front porch in trash bags. Certificate, follow up 9-6-16.					
9-6-16 sb Trash gone. Close.					
522 LAKE ST	TALL WEEDS/GRASS N/A	09/08/16 20161621	09/08/16 RC FRANKLIN PROPERTIES LLC	09/08/17	
9-8-16 sb Tall weeds, certified and certificate, follow up 9-16-16.					
526 LAKE ST	TRASH & DEBRIS N/A	09/08/16 20161622	09/08/16 OWENS, JUSTIN	01/06/17	
9-6-16 sb Trash in the backyard by rear fence. Certificate, follow up 9-15-16.					
1164 MAIN ST W	TALL WEEDS/GRASS	09/08/16 20161628	09/08/16 PAWLACZYK, LISA	09/08/17	
9-8-16 sb Tall grass, certificate, follow up 9-16-16.					
1510 MAIN ST W	NO OCCUPANCY PERMIT	09/08/16 20161625	09/08/16 DW28 TROY OHIO, LLC	10/08/16	
9-8-16 sb Trojan Nutrition has gone in with Kung Fu place, no Occupancy Permit. Certificate, follow up 10-10-16.					



1001 RACE ST W	BRUSH LETTER N/A	09/13/16 20161657	09/13/16 WANN, HEATHER	01/11/17	
9-13-16 sb Brush in street, certificate, follow up 9-20-16.					
516 RIDGE AVE S	BRUSH LETTER	09/08/16 20161637	09/08/16 CHRISTOPHER, ANASTASIA	01/06/17	
9-6-16 sb Large limb in ROW. Certificate, follow up 9-14-16.					
537 RIDGE AVE S	BRUSH LETTER	09/13/16 20161658	09/13/16 KLATTE, KEVIN	01/11/17	
9-13-16 sb Brush in the ROW. Certificate, follow up 9-20-16.					
617 SUMMIT AVE	TEMP SIGN-NO PERMIT N/A	09/08/16 20161636	09/08/16 CARPENTER, BETTY	01/06/17	09/13/16
9-6-16 sb Temp sign no permit. Certificate, remove by 9-13-16. 9-13-16 sb Sign gone. Close.					
1025 SUMMIT AVE	TEMP SIGN-NO PERMIT N/A	09/08/16 20161635	09/08/16 MILLER, DARRELL	01/06/17	09/13/16
9-6-16 sb Temp sign, no permit. Remove by 9-13-16, certificate letter sent. 9-13-16 sb Sign gone. close.					

CITY OF TROY - WARD SIX  
VIOLATIONS BY ADDRESS  
08/31/2016 TO 09/14/2016

2502 ABERDEEN CT	BRUSH LETTER KINGS CHAPEL 1	09/08/16 20161626	09/08/16 PECK, NANCY	01/06/17	09/12/16
9-6-16 sb Big brush pile. Certified, follow up 9-15-16. 9-12-16 sb Clint Imel, tenant and the owner's son, tel. The brush belongs to 114 Kings Chapel Dr. Close.					
2522 ABERDEEN CT	TRASH & DEBRIS KINGS CHAPEL 4	08/31/16 20161579	08/31/16 HOFER, JOHN	12/29/16	09/08/16
8-31-16 sb Misc. trash, refrigerator, junk in front yard up by garage. Certified, follow up 9-12-16. 9-8-16 sb Green card dated 9-7-16. I was out at property yesterday and the trash has been cleaned up, close.					
3295 HEATHERSTONE DR	FENCE NO PERMIT STONEBRIDGE MEADOWS	09/01/16 20161601	09/01/16 INGLE, RYAN	09/01/16	
9-1-16 sb Fence with no permit. This is a corner lot with a decorative, black, aluminum fence. However, they brought the fence out into the front (side) yard and it is at least 48" tall from the bottom of the fence to the top of the fence. Sending violation letter contact me by 9-9-16. 9-6-16 sb Ryan Ingle in and applied for and received permit for fence. Follow up 9-20-16 to see if brought into compliance.					
1750 MAIN ST W	TEMP SIGN-NO PERMIT	09/08/16 20161620	09/08/16 LOGAN'S ROADHOUSE, INC.	01/06/17	09/09/16
9-8-16 sb Tel Steve. They have a banner without a permit. Explained that he would need to get a permit to keep the sign or he would have to remove it. He said he was told by his people he didn't need a permit. Told him that he does and we've dealt with Logan's for years about temp signs. He said the sign has to come down in a week and asked if he could keep it up for a week. I told him he couldn't without a permit. He said he would do what he has to do (don't know if they means he'll remove it or keep it up). I'll check on it tomorrow 9-9-16. If it's still up, I will write a letter and deliver it giving them 24 hours to remove the sign or we will remove. 9-9-16 sb Sign gone. Close.					

177 WESTHAVEN DR

TALL WEEDS/GRASS

08/31/16

08/31/16

08/31/17

N/A

20161584

WOOLERY, KEITH

8-31-16 sb Tall weeds, certificate, follow up 9-8-16.

9-9-16 sb Shelly from property mgt group tel. 937-467-1325. Tenant refusing to mow, so she is sending maintenance out today to mow. Follow up 9-12-16.

9-12-16 sb Grass ok, follow up 9-26-16.

## High Usage Alert Records

Address	24 Hr. usage Cu Ft.	Shut Off: Yes - No	Date	Reconnect: Yes - No - Cause
S. Mulberry St.	600	No	August 17, 2016	No B&C to call
Hunters Ridge Dr.	800	No	August 15, 2016	No hose left on
Stonyridge Ave.	1600	No	August 16, 2016	No hose left on
W. Main St.	800	No	August 21, 2016	No toilet running
S. Dorset Rd.	1500	No	August 22, 2016	No advised Maintenance
S. Dorset Rd.	900	No	August 23, 2016	No advised Maintenance
Barrington Dr.	800	No	August 23, 2016	No advised builder
Todd Ln.	700	No	September 1, 2016	No toilet running
Tamplin Dr.	400	No	September 6, 2016	No left blue card
W. Market St.	1000	Yes	September 6, 2016	B&C to call
Garfield St.	500	No	September 6, 2016	No hose left on
S. Counts St.	700	Yes	September 7, 2016	No left blue card
Henley Rd.	800	No	September 7, 2016	No left blue card
Sussex Rd.	400	No	September 7, 2016	No left hose on
Henley Rd.	800	No	September 11, 2016	No B&C to call
Walker St.	600	Yes	September 11, 2016	
Kings Chapel Dr.	500	No	September 12, 2016	No left blue card
W. Main St.	600	No	September 12, 2016	No toilet running
S. Market St.	400	No	September 12, 2016	No toilet running